



PLANNING COMMISSION WORK SESSION AGENDA

Town Council Chambers
765 Lynn Street, Herndon, VA 20170

Monday, April 8, 2024 | 7:00 PM

1. Call to Order

2. Public Hearings

- a. Zoning Ordinance Text Amendment ZOTA #24-01 - Development Application Fees
- b. Special Exception SE #24-01 - Hunters Creek Bridge Floodplain Overlay

3. Comments

- a. Comments from the Staff Members
- b. Comments from the Commissioners

4. Adjournment

Agenda Item: Zoning Ordinance Text Amendment ZOTA #24-01 - Development Application Fees

Meeting Date: April 8, 2024

Category: Public Hearings

Prepared by: David Stromberg, Zoning Administrator

Description:

The proposed text amendment will adjust development application fees for inflation, rounded to the nearest dollar. Development application fees are specified in Article XV of the zoning ordinance in Table 78-152.2(b)(3). This table includes land use applications (rezoning and special exception), design review applications (Architectural Review Board and Historic District Review Board), Board of Zoning Appeals applications (variance and appeals), site plan and subdivision review applications (including bonding), and miscellaneous administrative zoning reviews.

Applications that are limited by the Code of Virginia or regulated by other sections of the town code have not been adjusted. The application fee for a residential Certificate of Appropriateness for alterations, additions, or accessory structures has been reduced to \$0 instead of increasing the \$1 fee to \$1.52.

Background:

Development application fees were last adjusted in June 2006 (ZOTA #06-01). A comprehensive evaluation of application fees is currently underway. This analysis will identify how much staff time is required to review the various types of applications and will compare the town's fee structure to those of similar localities. The comprehensive study is expected to be completed at the beginning of 2025 so that any recommended changes can move through the ZOTA process and be incorporated into the FY26 budget.

This current ZOTA was initiated for consideration by the Town Council at their Tuesday, March 26, 2024 public hearing.

Budget Impact:

The amendment will result in increased development application fee revenue of approximately 52 percent. Based on FY 2023 data, revenue would increase by approximately \$85,000.

Recommendation:

Recommend approval of the draft ordinance to the Town Council.

Attachments:

1. Ordinance (Proposed)

**TOWN OF HERNDON, VIRGINIA
TOWN COUNCIL**

ORDINANCE

_____, 2024

Ordinance- **to amend Chapter 78 (ZONING), Article XV (Decision-Making Authorities, Application Review, and Permitting), Section 78-152.2(b)(3) (Fees for Development Applications) to adjust development fees for inflation to current rates.**

Development fees were last analyzed and updated in 2006. The current adjustment will retain the same formula and adjust 2006 dollar amounts to 2024-dollar amounts.

THEREFORE, BE IT ORDAINED by the Town Council of the Town of Herndon, Virginia that:

1. The following sections or provisions of the Herndon Town Code (2000), as amended, are repealed, replaced, and re-ordained as follows:

CHAPTER 78 (ZONING)

Article XV. - Decision-Making Authorities, Application Review, and Permitting

Sec. 78-152.2. - Application submission, requirements and acceptance.

TABLE 78-152.2(b)(3): FEES FOR DEVELOPMENT APPLICATIONS	
TYPE OF FEE	AMOUNT
ARCHITECTURAL REVIEW BOARD	
New Construction	\$150.00 \$228
Alterations, Additions	\$150.00 \$228
Accessory Structures	\$150.00 \$228
Wall Signs, Window Signs, Freestanding Signs, Master Sign Plans	\$75.00 \$114
Amendments to Approved Applications	\$75.00 \$114
HISTORIC DISTRICT REVIEW BOARD	

COA for New Construction	\$150.00 \$228
COA for Alterations, Additions	\$150.00 \$228
COA for Accessory Structures	\$150.00 \$228
Wall Signs, Window Signs, Freestanding Signs, Master Sign Plans	\$75.00 \$114
Amendments to Approved Applications	\$75.00 \$114
COA for Alterations, Additions, Accessory Structures for Residential Use	\$1.00 \$0
BOARD OF ZONING APPEALS	
Single Variance	\$100.00 \$152
Additional Variances	\$25.00ea \$38 ea
Zoning Administrator Decision Appeal	\$100.00 \$152
BONDING FEES	
Performance Bond	\$250.00 \$388
Letter of Credit	\$250.00 \$388
Conservation Cash Escrow Agreement	\$250.00 \$388
Time Extension Request of Performance Bond Contract	\$400.00 \$607
Amount Reduction Request of Performance Bond, Letter of Credit or Cash Account	\$600.00 \$910
Replacement request of Performance Bond, Letter of Credit, Cash Account	\$250.00 \$388
Performance Bond, Letter of Credit or Cash Account Contract	\$250.00 \$388
Waiver Request of Maintenance Bond	\$75.00 \$114
COMPREHENSIVE PLANNING	

Comprehensive Plan Amendment	\$1,000.00 \$1,516
REZONING	
Zoning Map Amendment Application flat fee	\$5,000.00 \$7,578
Zoning Map Amendment Application, per quarter acre	\$250.00 \$388
Request to Extend Approval flat fee	\$2,500.00 \$3,789
Request to Extend Approval, per quarter acre	\$250.00 \$388
Proffer Condition Amendment	\$300.00 \$455
Request for Modification	\$300.00ea \$455
Request to Waive re-application time limit	\$100.00 \$152
ACCESSORY DEVELOPMENT REVIEWS	
Traffic Impact Study, PLUS, one half of consultant review fees, if required	\$500.00 \$758
Minor Water Quality Impact Assessment	\$50.00 \$76
Major Water Quality Impact Assessment	\$500.00 \$758
Exception Request to Provisions of Chesapeake Bay Preservation Overlay District Ordinance	\$100.00 \$152
Waiver Request to Provisions of Chesapeake Bay Preservation Overlay District Ordinance	\$100.00 \$152
Site Specific Delineation in Resource Protection Area, Areas less than 5,000 SF	\$50.00 \$76
Site Specific Delineation in Resource Protection Area, Areas more than 5,000 SF	\$500.00 \$758
Flood Plain Study, PLUS, one half of consultant review fees, if required	\$1,000.00 \$1,516
SPECIAL EXCEPTIONS	
For Residential Uses	\$300.00 \$455

For Education, Government, Institutional, and Community Service Uses	\$300.00 \$455
For All Other Nonresidential Uses with no site alterations or building additions	\$300.00 \$455
For All Other Nonresidential Uses with site alterations or building additions	\$1,500.00 \$2,274
Request to extend time period of approval	\$300.00 \$455
Request to Waive re-application time limit	\$100.00 \$152
SITE PLANS	
Major Site Plan application first submission	\$2,000.00 \$3,032
Major Site Plan application first submission, per quarter acre	\$250.00 \$388
Minor Site Plan, per sheet	\$200.00 \$304
Resubmissions, per sheet	\$200.00 \$304
Revisions, per sheet changed	\$200.00 \$304
Request to extend time period of approval	\$200.00 \$304
Waiver request, per section of the zoning and subdivision ordinance or PFM	\$200.00 \$304
CONSTRUCTION: bituminous surface, per square yard	\$.51 \$0.77
CONSTRUCTION: curb and gutter, per linear foot	\$.92 \$1.39
CONSTRUCTION: header curb, per linear foot	\$.92 \$1.39
CONSTRUCTION: sanitary sewer, per linear foot	\$2.34 \$3.55
CONSTRUCTION: screening, per linear foot	\$2.34 \$3.55
CONSTRUCTION: sidewalk, per linear foot	\$1.35 \$2.05
CONSTRUCTION: storm drainage, per linear foot	\$4.39

	\$3.55
CONSTRUCTION: TV inspection of pipe, per linear foot	\$2.32 \$3.52
CONSTRUCTION: rain gardens, per facility	\$250.00 \$388
CONSTRUCTION: overlot grading and surface drainage, per land division or disturbed acre, whichever has a higher total	\$200.00 \$304
CONSTRUCTION: stormwater detention facilities, BMP measures, other than rain gardens, per facility/measure	\$1,000.00 \$1,516
CONSTRUCTION: street lights, per light	\$50.00 \$76
CONSTRUCTION: inspection following a violation	\$160.00 \$243
As-built site plan, per sheet	\$50.00 \$76
SINGLE LOT DEVELOPMENT PLANS	
Initial submission	\$750.00 \$1,137
Second submission	\$0.00
Third and subsequent submissions	\$100.00 \$152
BUILDING LOCATION SURVEYS	
Building Location Survey	\$25.00 \$38
TEMPORARY USE SITE PLAN	
Uses less than 90 consecutive days	\$0.00
Uses more than 90 consecutive days	\$75.00 \$114
Resubmissions	\$75.00 \$114
Waiver request, per section of the zoning ordinance or PFM	\$75.00 \$114
Temporary health care structure application	\$100.00 \$152
PRELIMINARY SUBDIVISION PLANS	
Application: 1 to 5 lots	\$750.00 \$1,137

Application: 6 to 10 lots	\$1,000.00 \$1,516
Application: more than 10 lots	\$1,500.00 \$2,274
Application (regardless of number of lots), per lot	\$30.00 \$46
Resubmission, per sheet changed	\$200.00 \$304
Revision to an approved plan	\$200.00 \$304
Request to extend time period of approval	\$200.00 \$304
Waiver request, per section of the zoning and subdivision ordinance or PFM	\$200.00 \$304
SUBDIVISION SITE PLAN	
Initial Submission, first submission	\$1,000.00 \$1,516
Initial Submission, first submission, per quarter acre	\$250.00 \$388
Resubmission, per sheet changed	\$200.00 \$304
Revision, per sheet changed	\$200.00 \$304
CONSTRUCTION: curb and gutter, per linear foot	\$.92 \$1.39
CONSTRUCTION: street, per linear foot	\$1.20 \$1.82
CONSTRUCTION: sidewalk, per linear foot	\$1.35 \$2.05
CONSTRUCTION: sanitary sewer, per linear foot	\$2.34 \$3.55
CONSTRUCTION: storm drainage, per linear foot	\$4.39 \$6.65
CONSTRUCTION: TV inspection of pipe, per linear foot	\$2.32 \$3.55
CONSTRUCTION: waterline, per linear foot	\$1.75 \$2.65
CONSTRUCTION: rain gardens, per facility	\$250.00

	\$388
CONSTRUCTION: overlot grading and surface drainage, per land division or disturbed acre, whichever has a higher total	\$200.00 \$304
CONSTRUCTION: stormwater detention facilities, BMP measures, other than rain gardens, per facility/measure	\$1,000.00 \$1,516
CONSTRUCTION: street lights, per light	\$50.00 \$76
CONSTRUCTION: inspection following a violation	\$160.00 \$243
Sketch Plan	\$0.00
Rough Grading Plan	\$0.00
Waiver request, per section of the zoning and subdivision ordinance or PFM	\$200.00 \$304
PLATS	
Final Subdivision Plat and Deed, flat fee	\$300.00 \$455
Final Submission Plat and Deed, per lot	\$30.00 \$46
Request to extend time period of approval, per plat	\$200.00 \$304
Correction to recorded plat, per plat	\$200.00 \$304
Plat/Deed of Condominium	\$300.00 \$455
Plat/Deed of Condominium, per lot	\$30.00 \$46
Plat/Deed of ROW Vacation, per plat	\$150.00 \$228
Plat/Deed of Lot Line Adjustment, per plat	\$250.00 \$388
Plat/Deed of Consolidation, per plat	\$250.00 \$388
Plat/Deed resubmissions, per document changed	\$100.00 \$152
ZONING AND SUBDIVISION ORDINANCE TEXT AMENDMENTS	
Change in permitted uses, density, open space, parking, landscaping	\$1,000.00 \$1,516

Other than changes listed above; amendment involving changes to more than 100 words, changes to more than one section of the ordinances, or when number of words changed is unknown	\$500.00 \$758
Other than changes listed above; amendment involving less than 100 words in one ordinance section	\$250.00 \$388
MISCELLANEOUS ADMINISTRATIVE REVIEWS	
Administrative Adjustment, per building affected	\$50.00 \$76
Administrative Review Eligible Projects (AREPs)	\$500.00
Zoning Verification Letter: SFD properties	\$50.00 \$76
Zoning Verification Letter: non-SFD properties	\$300.00 \$455
Zoning Inspection Permit, per inspection	\$25.00 \$38
Request to Receive Notice of Development and Zoning applications, by mail, per year	\$25.00 \$38
Request to Receive Notice of Development and Zoning applications, by e-mail, per year	\$10.00 \$16
Request for early site occupation prior to completion of improvements in accordance with section 78-120.1 and 78-120.2 application flat fee	\$50.00 \$76
Request for early site occupation prior to completion of improvements in accordance with section 78-120.1 and 78-120.2, per inspection	\$50.00 \$76
Mobile Food Unit Preparer, Full Service Zoning Permit	\$100.00 \$129
Short-term Rental Permit	\$200.00

2. This ordinance shall be effective July 1, 2024.

Agenda Item: Special Exception SE #24-01 - Hunters Creek Bridge Floodplain Overlay

Meeting Date: April 8, 2024

Category: Public Hearings

Prepared by: David Stromberg, Zoning Administrator

Description:

The applicant is proposing to replace the existing 25-foot-long pedestrian bridge in Runnymede Park with a new 50-foot-long pedestrian bridge. The unnamed tributary flows into Sugarland Run and both are part of the FPO, Floodplain Overlay District. The zoning ordinance requires a special exception for any proposed activity in the FPO.

The applicant has provided a floodplain study demonstrating that the new bridge foundation and stream restoration will result in either no change or reduced flood elevations.

Background:

The existing timber bridge was constructed in the 1970s and the foundation has been undermined due to erosion and scouring. The town's on-call engineering consultant determined the bridge to be structurally unsound, and it was closed to the public in October 2023. The public works project manager is in the process of obtaining all required local, state, and federal permits.

Budget Impact:

None

Recommendation:

Recommend approval of Special Exception SE #24-01.

Attachments:

1. Staff Report
2. Resolution (Proposed)
3. Project Narrative
4. 02.29.2024 Hunters Creek No Rise Study
5. Site Plan (Proposed)
6. Bridge (Proposed)

STAFF REPORT

Agenda Item: Special Exception SE #24-01 – Hunters Creek Bridge Floodplain Overlay

Meeting Date: April 8, 2024

Staff Contact: David Stromberg, AICP, Zoning Administrator

Summary Information:

Proposed Modification	Replacement of the Hunters Creek pedestrian bridge in the FPO, Floodplain Overlay District. Replacement of the bridge and minor stream restoration will not result in increases to the floodplain.
Address	Runnymede Park – 195 Herndon Parkway
Fairfax County Tax Map Number	0113 02 0004C
Applicant/Owners	Town of Herndon
Total Site Area	55.7 acres; disturbed area 0.88 acres
Property Use	Public Park
Zoning District	PD-R, Planned Development - Residential
Adjacent Zoning	North: R-15 East: FFX South: R-10, RM West: R-10, PD-R
Land Use Designation	Public Facilities
Flood Map Effective Date	September 17, 2010
Community Flood Number	510052
Flood Map Panel	51059C0130E

Location Map:



Background & Site Description:

The existing 25-foot-long pedestrian footbridge is located within Runnymede Park along the Hunters Creek Trail. The bridge crosses an unnamed tributary that flows into Sugarland Run. Neighborhood access points are from the Hunters Creek Clubhouse, Cavendish Street, and Old Hunt Way. The construction area will be limited to 0.88 acres. Runnymede Park is a total of 55.7 acres. The existing pedestrian bridge is a timber bridge that was constructed in the 1970s. The bridge was closed in October 2023 because inspection and analysis determined the bridge and foundation to be structurally unsound.

Case Details & Proposal:

The proposed replacement bridge will be constructed from fiberglass reinforced polymer and the foundation will be helical piles embedded into the bank. The new foundation will allow for a wider stream bed compared to the concrete abutment foundation on the current bridge. The project also includes stream/outfall restoration to restore the stream bed to a more natural condition and resist erosion.

The applicant has provided a flood study showing that the proposed improvements will not result in a rise or increase in flood elevations.

Staff Analysis:

Zoning Ordinance Compliance

Staff evaluated the criteria for review of special exceptions found in Zoning Ordinance Section 78-153.3(e)(1) and the additional criteria for development in a floodplain in Section 78-153.3(e)(2) below:

Criteria from Section 78-153.3(e)(2)	Meets or Does Not Meet	Why the application meets or does not meet the criteria of Section 78-153.3(e)(2)
Shall not result in any increase in the established 100-year flood levels in the flood insurance study.	Meets	The submitted flood study indicates that the proposed improvements will not result in an increase in flood levels.
Shall not result in other unacceptable or prohibited increases in flood heights.	Meets	The submitted flood study indicates that the proposed improvements will not result in an increase in flood levels.
Shall not result in additional threats to public safety.	Meets	The proposed improvements are likely to slow the flow of water in the stream and the new bridge will replace a bridge that is structurally unsound and closed to the public for safety reasons.
Shall not result in extraordinary public expense.	Meets	The proposal is a cost-effective way to replace the pedestrian bridge and improve the stream bed. A delay may result in a loss of certain funding sources.
Shall not result in creation of a nuisance.	Meets	The proposal will reestablish a pedestrian connection that has been closed since October 2023.
Shall not result in fraud or victimization of the public	Meets	The proposal will result in re-establishing a public amenity and improvements to the floodplain.
Shall not result in conflict with other town, state, or federal laws and regulations.	Meets	The project is in process of obtaining other local, state, and federal approvals. Approval of this special exception does

		not supersede any other required approvals.
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Flood Regulations

The National Flood Insurance Program (NFIP) is managed by the Federal Emergency Management Agency (FEMA). A community must have a locally adopted floodplain ordinance that complies with the Code of Federal Regulations (44 CFR parts 60, 65, and 72) in order for any property located within that community to be eligible for flood insurance.

The HEC-RAS (Hydrologic Engineering Center River Analysis System) model in the floodplain study shows a reduction in flood heights in three cross-sections and no increase in flood heights in any of the other cross-sections.

The proposed work in the floodplain complies with NFIP regulations and Section 78-60.2, Floodplain Overlay district, of the zoning ordinance.

Planning Commission Alternatives:

The following alternatives are available to the planning commission for its decision on SE #24-01

1. Recommendation for approval.
2. Recommendation for denial.
3. Continuance of the application to May 20, 2024.

Staff Recommendation:

Staff recommends that the Planning Commission move Special Exception SE #24-01 forward to the Town Council with a recommendation for approval in accordance with Alternative #1 for the following reasons:

- Approval will not result in an increase in flood heights or an increase in the floodplain.
- Approval will replace a pedestrian bridge that is currently closed to the public for being structurally unsound.

**TOWN OF HERNDON, VIRGINIA
PLANNING COMMISSION**

RESOLUTION

APRIL 22, 2024

**Resolution- to recommend approval of Special Exception SE #24-01 – Hunters
Creek Bridge Floodplain Overlay**

The applicant, the Town of Herndon, has submitted a Special Exception, SE #24-01 to perform work within the FPO, Floodplain Overlay District, in order to replace the Hunters Creek pedestrian bridge and perform minor stream restoration.

The current pedestrian bridge has been deemed structurally unsound and the floodplain study shows that the new bridge foundation and stream restoration will result in no or lower flood elevations than what currently exists.

The Planning Commission has reviewed this application and has held a public hearing in accordance with the provisions of §15.2-2204 of the State Code and recommended that the application be approved based upon the finding that the application meets the purpose and intent of the Zoning Ordinance, in particular Section 78-155.3(e)(2).

THEREFORE, BE IT RESOLVED by the Planning Commission of the Town of Herndon, Virginia, that:

1. The Planning Commission recommends approval of Special Exception SE #24-01 that shall run with the land and not be voided or extinguished from a change in ownership of the property.

Stromberg, David

From: Shindledecker, Mike
Sent: Friday, March 22, 2024 3:05 PM
To: Stromberg, David
Subject: Hunters Creek Project Narrative

Project Description and Narrative

In the Summer of 2023, Town staff conducted a preliminary assessment of the pedestrian bridges within the Town's parks. This initial field investigation included the existing timber bridge within Runnymede Park, behind the Hunters Creek Pool & Racquet Club. This bridge and structure had originally been installed in the 1970's, concurrent with the development of the Hunters Creek subdevelopment. While the timber bridge has been maintained and repaired since installation, continued deterioration and stream erosion has occurred over the last 50 years.

Following an evaluation in coordination with the Town's on-call engineering consultant, it was determined that the bridge and foundation structurally unsound and in need of immediate repair or replacement. Furthermore, the Town's stormwater engineering consultant also indicated that the condition of both the bridge foundation and adjacent stream/storm outfall channel had been deteriorated as a result of the structure. The concrete abutments had, over time, constrained the flow of the water, leading to erosion, scour, and undermining of the foundation. Staff made the determination that the bridge be closed in October 2023 for the safety and welfare of the public.

In Fall of 2023, staff reviewed options to shore/stabilize or repair the bridge and found that a complete replacement of the aging structure was the most efficient and effective course of action. As such, a plan was developed that not only replaced the aging timber structure with a modern, more resilient reinforced fiberglass polymer bridge, but restore the stream to more natural condition to limit the impact of erosion on the bridge and foundation. In subsequent years, this will serve as the starting point for a more complete stream/outfall restoration upstream of the project bridge.

Town staff identified several existing contracts to leverage existing mechanisms for project delivery. This was done to expedite both the project development and delivery phases. Design of the replacement bridge and stream restoration is anticipated to conclude in early Spring 2024, concurrent with permitting and approvals. Current estimates place construction in Fall of 2024, with completion prior to the 2025 calendar year.

The design of the localized stream/outfall restoration will consist of installation of a reinforced stream bed mix, rock sill, cross vane, and step pool. These combined features will restore/raise the stream bed and control the locations of water level elevation change to hardened locations that will resist erosion. The design of the modified cross vane will also reduce erosion risk at the bridge foundation to aid in maintaining serviceable foundations in the future.

The design of the replacement bridge aligns the new bridge with the existing asphalt trail slightly to the west of the existing structure. The bridge will be lengthened from approximately 25 feet to a total of 50 feet to allow for a wider stream bed and shallower slopes to the stream embankment. The foundation design of the new bridge will be embedded within the bank as opposed to creating a vertical wall at the stream edge (helical piles). The bridge structure itself will be constructed from fiberglass reinforced polymer (FRP), similar to other new structures within the Fairfax County Parks Authority System. FRP provides superior durability over timber construction, at a lower cost, lighter weight, and faster construction/delivery time as compared to steel. The deck of the bridge will also be manufactured from FRP for superior lifespan compared to timber.

Mike Shindledecker
Transportation Engineer
Department of Public Works
703-435-6800 x2311
herndon-va.gov

Plotted By: Casey, Street Set-Hunters Creek TP, Layout C-0.0 March 01, 2024 09:43:23am K:\NVA-SWMA\Town Of Herndon\110926004-1 - Hunters Creek Bridge CAD Flood C-0.0 COVER SHEET.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PERFORMANCE BOND ESTIMATE				
ITEM NO.	ITEM	QUANTITY	UNIT	UNIT PRICE COST
1	CLEARING & GRUBBING		ACRES	
2	EXCAVATION		CU. YDS.	
3	EMBANKMENT		CU. YDS.	
4	OVERLOT GRADING		LOTS	
5	CONCRETE PIPE		LIN. FT.	
6	CONCRETE PIPE		LIN. FT.	
7	CONCRETE PIPE		LIN. FT.	
8	CONCRETE PIPE		LIN. FT.	
9	CONCRETE PIPE		LIN. FT.	
10	CONCRETE PIPE		LIN. FT.	
11	PAVED DITCH		LIN. FT.	
12	RIP RAP		SQ. FT.	
13	CONCRETE ENDWALL		EACH	
14	CONCRETE ENDWALL		EACH	
15	CONCRETE ENDWALL		EACH	
16	CONCRETE END SECTION		EACH	
17	DRIVEWAY ENTRANCE		EACH	
18	SIDEWALK		LIN. FT.	
19	HEADER CURB		LIN. FT.	
20	CURB & GUTTER		LIN. FT.	
21	SURFACE TREATMENT		SQ. YDS.	
22	BITUMINOUS CONCRETE SURFACE		SQ. YDS.	
23	BASE COURSE		SQ. YDS.	
24	SUBBASE MATERIALS		SQ. YDS.	
25	STREET SIGNS		EACH	
26	STREET LIGHTS		EACH	
27	ROADSIDE DELINEATORS		EACH	
28	TRAFFIC BARRICADE		EACH	
29	PIPES OR MONUMENTS AS SHOWN ON PLAT		EACH	
30	WATER LINE		LIN. FT.	
31	FIRE HYDRANTS		EACH	
32	SANITARY SEWER		LIN. FT.	
33	AS-BUILT PLAN		LUMP SUM	
PLUS 10% ENGINEERING FEE & MISC.				
TOTAL				

CASH ESCROW BOND ESTIMATE				
ITEM NO.	ITEM	QUANTITY	UNIT	UNIT PRICE COST
1	EROSION/SEDIMENTATION CONTROL (SEE ZONING ORD. FOR APPROPRIATE FEE) \$10000			
2	TREE REPLACEMENT			
3	ARBORIST FEE			
4	DAMAGE TO EXISTING PUBLIC UTILITIES (TO BE COVERED BY THE TOWN OF HERNDON)			
5	LANDSCAPING		L.S.	
TOTAL:				

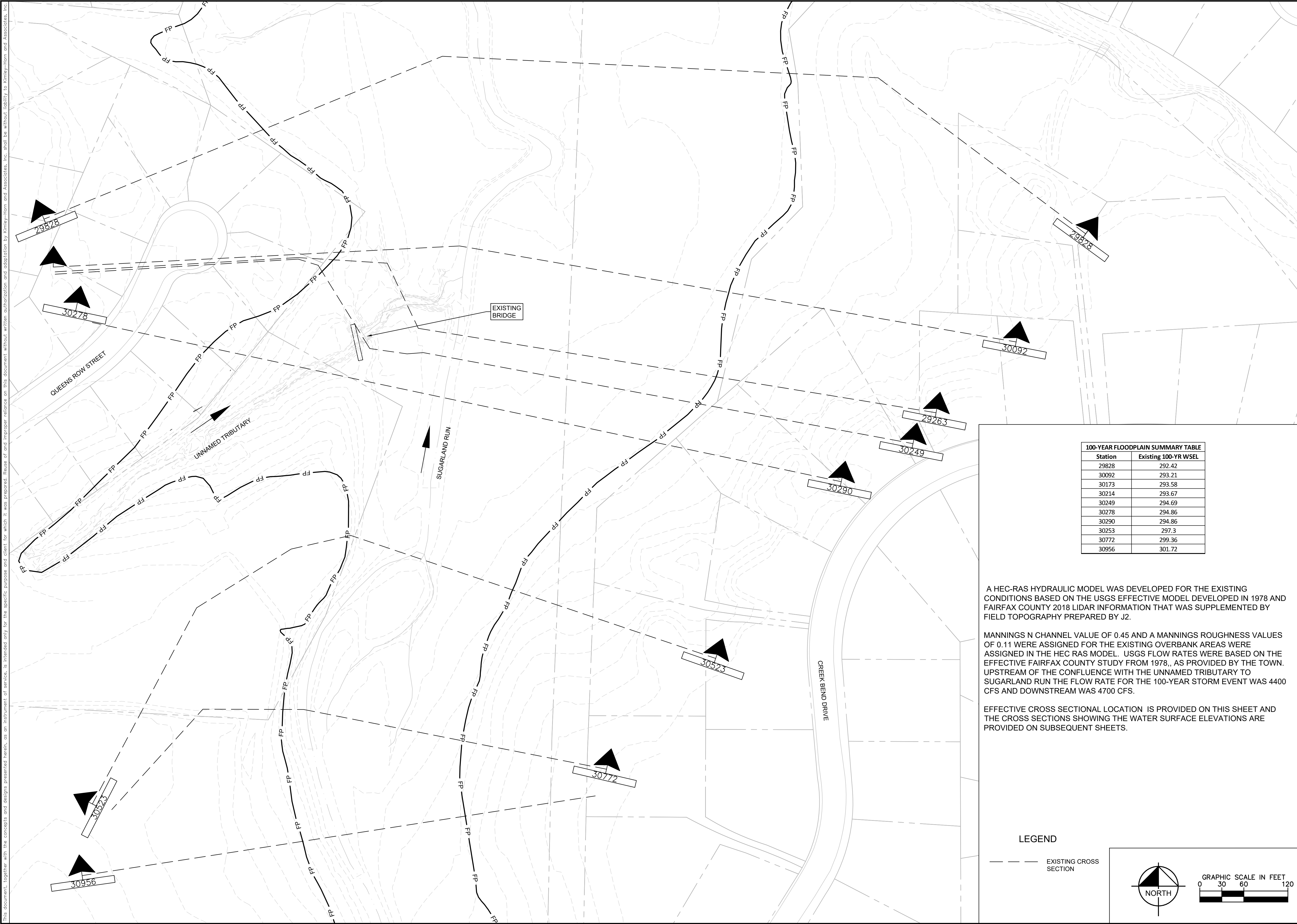
APPLICATION FEES	
(SEE SECTION 26-2 OF THE TOWN CODE FOR FEES)	
TYPE OF APPLICATION: MAJOR SITE PLAN	
CALCULATION OF FEE: _____	
APPROPRIATE FEE PAID (Official Use Only): _____	DATE: _____ AMOUNT: _____

REVIEW AND INSPECTION FEE SCHEDULE				
(SEE SECTION 78-201.2 AND SECTION 26-335 OF THE TOWN CODE FOR FEES)				
ITEM	QUANTITY	UNIT	FEE PER UNIT	FEE
BITUMINOUS SURFACE		SQ. YDS.	.51	.51
CURB & GUTTER OR HEADER CURB		LIN. FT.	.92	.92
SIDEWALK		LIN. FT.	1.35	1.35
SANITARY SEWER		LIN. FT.	2.34	2.34
T.V. INSPECTION		LIN.	2.32	2.32
WATERLINE		IN. FT.	1.75	1.75
STORM DRAINAGE		LIN. FT.	4.39	4.39
SWMP/STORMWATER MANAGEMENT FEE (see Town Code Section 26-335)		LUMP SUM		
BIORETENTION FACILITIES (RAIN GARDENS)		EACH	250.00	250.00
STORMWATER DETENTION/SWMP MEASURES (other than rain gardens)		EACH	1000.00	1000.00
OVERLOT GRADING AND SURFACE DRAINAGE PLAN (per division of lot or per disturbed acre, whichever is greater)		LOT/ACRE	200.00	200.00
STREETLIGHTS		PER LIGHT	50.00	50.00
MISCELLANY		ACRE	675.00(min.)	675.00(min.)
SCREENING		LIN. FT.	2.34	2.34
LINEAR FEET OF STREET		LIN. FT.	1.20	1.20
ESTIMATE FEE - TOTAL				
MINIMUM FEE PAYMENT (50% OF ESTIMATED FEE) (RECEIPT # _____)		DATE _____		
AMOUNT OF FEE (COMPUTED BY TOWN) (RECEIPT # _____)		DATE _____		

- ### NOTES
- THE METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS HEREIN SHALL CONFORM TO THE CURRENT TOWN OF HERNDON STANDARDS, SPECIFICATIONS, CURRENT FAIRFAX COUNTY DESIGN AND CONSTRUCTION STANDARDS, AND THE CURRENT VDOT ROAD AND BRIDGE SPECIFICATIONS. IN THE EVENT OF CONFLICT BETWEEN THE STANDARDS AND SPECIFICATIONS, PREVAILING GUIDELINES SHALL BE SELECTED BY THE TOWN OF HERNDON.
 - A PERMIT MUST BE OBTAINED FROM THE TOWN OF HERNDON BEFORE ANY CONSTRUCTION IS STARTED IN CONFORMITY WITH THESE PLANS.
 - A PERMIT MUST BE OBTAINED FROM THE OFFICE OF THE RESIDENT ENGINEER, VDOT, FAIRFAX, VIRGINIA, BEFORE ANY CONSTRUCTION IS STARTED ON ANY EXISTING STATE HIGHWAY.
 - THE DEVELOPER IS REQUIRED TO NOTIFY THE TOWN OF HERNDON, PRIOR TO THE BEGINNING OF CONSTRUCTION. THE DEVELOPER SHALL REQUIRE THAT ALL OF HIS CONTRACTORS SPECIFICALLY REQUEST INSPECTION AT LEAST TWENTY FOUR (24) HOURS BEFORE BEGINNING:
 - CLEARING AND GRUBBING
 - INSTALLATION OF SILTATION AND EROSION CONTROL MEASURES
 - EARTHWORK
 - INSTALLATION OF ANY UNDERGROUND UTILITY
 - INSTALLATION OF ANY FORMS
 - PLACING ANY CONCRETE
 - BEFORE PLACING SUBBASE, BASE, OR PAVING SURFACEFAILURE TO DO SO FOR ANY REASON SHALL CONSTITUTE REJECTION OF SAID WORK.
 - ALL EXISTING UNDERGROUND UTILITIES SHALL BE PHYSICALLY LOCATED BY THE DEVELOPER OR HIS ENGINEER PRIOR TO THE BEGINNING OF ANY CONSTRUCTION IN THE VICINITY OF THESE UTILITIES.
 - ALL UTILITIES INSTALLED AS A PART OF THIS DEVELOPMENT SHALL BE PLACED UNDERGROUND.
 - ALL UNDERGROUND UTILITIES WITHIN THE STREET RIGHT OF WAY AND ALL SERVICE CONNECTIONS SHALL BE INSTALLED TO THE REQUIRED DISTANCE BEYOND THE RIGHT OF WAY LINE PRIOR TO THE INSTALLATION OF ANY SUBBASE MATERIAL, CURB AND GUTTER, OR SIDEWALK.
 - ALL UTILITIES TO BE TAKEN OVER BY THE TOWN FOR MAINTENANCE PURPOSES, MUST BE INSPECTED, TESTED AND APPROVED BY THE TOWN BEFORE BEING ACCEPTED INTO THE TOWN'S SYSTEM.
 - CUT SHEETS SHALL BE SUBMITTED TO AND APPROVED BY THE TOWN OF HERNDON PRIOR TO THE START OF CONSTRUCTION OF ANY UNDERGROUND UTILITIES, STREETS, OR CURBS AND GUTTERS.
 - SANITARY SEWERS: ALL SANITARY SEWER MATERIALS AND METHODS OF CONSTRUCTION SHALL COMPLY WITH THE CURRENT TOWN OF HERNDON STANDARDS AND SPECIFICATIONS.
 - STORM SEWERS:
 - STORM SEWER AND CULVERT PIPE SHALL BE REINFORCED CONCRETE PIPE TO CONFORM TO THE CURRENT A.A.S.H.T.O. DESIGNATION M 170, UNLESS OTHERWISE DESIGNATED ON THE PLANS. CLASS II PIPE WILL BE PERMITTED BEYOND THE LIMITS OF THE STREET RIGHT OF WAY. CLASS III PIPE WILL BE REQUIRED WITHIN THE LIMITS OF THE RIGHT OF WAY.
 - UNDERDRAINS AND/OR CROSSEDRAINS SHALL BE INSTALLED BY THE DEVELOPER WHERE DEEMED NECESSARY BY THE TOWN OF HERNDON.
 - STREETS:
 - ALL BASE AND SUBBASE MATERIAL SHALL BE COMPACTED TO 95% OF THEORETICAL MAXIMUM DENSITY AS DETERMINED BY A.A.S.H.T.O. T-99 METHOD A, WITHIN PLUS OR MINUS 20% OF OPTIMUM MOISTURE FOR THE FULL WIDTH OF ANY DEDICATED RIGHT OF WAY AND ALL TOWNHOUSE STREETS, COMMERCIAL AND INDUSTRIAL PARKING LOTS, PRIVATE STREETS, PARKING BAYS, CURB AND GUTTER, AND SIDEWALKS ADJACENT TO STREETS AND PARKING LOTS (NOT INTENDED TO INCLUDE LEAD SIDEWALKS).
 - SOIL REPORTS AND SUBGRADE SPECIFICATIONS SHALL BE SUBMITTED TO THE TOWN OF HERNDON FOR APPROVAL PRIOR TO THE START OF CONSTRUCTION OF ANY SIDEWALKS, CURB AND GUTTER, STREETS OR PARKING AREAS.
 - IF ROADWAY DESIGN IS BASED ON A CBR OF 10, CBR TESTS OF SUBGRADE SOILS MUST BE CONDUCTED FOR ACTUAL DETERMINATION OF ROADWAY DESIGN. ROADWAY DESIGNS SHALL BE IN ACCORDANCE WITH THE CURRENT VDOT PAVEMENT DESIGN GUIDE FOR SUBDIVISION AND SECONDARY ROADS, AND SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL.
 - STANDARD STREET NAME SIGNS SHALL BE APPROVED BY FAIRFAX COUNTY SIGN SHOP AND SHALL BE INSTALLED AT EACH INTERSECTION BY THE DEVELOPER, AS WELL AS REQUIRED TRAFFIC CONTROL SIGNS IN THE DEVELOPMENT. SIGN FASTENERS SHALL BE 5/16" #18 STAINLESS STEEL HEX BOLTS AND NUTS USS-NO RIVETS PERMITTED.
 - WHERE INSTALLATION OF ROADWAY SIGN IS ANYTHING OTHER THAN IN SOIL AREA, A PVC SLEEVE SHALL BE INSTALLED. SLEEVE SHALL BE MINIMUM 18" DEEP. SIZE OF PVC SLEEVE SHALL BE APPROPRIATE TO SIZE OF POST BEING INSTALLED, AND SHALL ALLOW FOR WEDGING TO STABILIZE SIGN POST.
 - WHERE SIGN IS DESIGNED TO BE INSTALLED IN CONCRETE MEDIAN, A 12" X 12" AREA SHALL BE LEFT VOID OF CONCRETE. PVC SLEEVE SHALL BE INSTALLED AS INDICATED ABOVE.
 - SIGN MATERIAL SHALL BE MINIMUM HIGH INTENSITY SHEETING, AND NO ENGINEER GRADE MATERIAL SHALL BE ALLOWED.
 - A MINIMUM OF ONE DRIVEWAY ENTRANCE SHALL BE PROVIDED PER LOT. DRIVEWAY ENTRANCES SHALL BE INSTALLED IN CONFORMITY WITH THE STANDARDS. PIPESTEM LOT DRIVEWAYS ARE SUBJECT TO APPROVAL BY THE TOWN OF HERNDON.
 - SURFACED STREETS SHALL BE MAINTAINED IN A CLEAN CONDITION, MUD AND DUST FREE AT ALL TIMES, AND ADEQUATE MEANS SHALL BE PROVIDED TO CLEAN TRUCKS AND OTHER EQUIPMENT USING THE COMPLETED STREETS.
 - PRIOR TO COMMENCING NEW WORK, THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING ADJACENT AREAS. A PRE-CONSTRUCTION SURVEY SHALL OCCUR WITH CONSTRUCTION AND INSPECTION STAFF TO DOCUMENT EXISTING CONDITIONS. IF TOWN'S EXISTING PUBLIC INFRASTRUCTURE IS DAMAGED DURING CONSTRUCTION, THE APPLICANT SHALL REPAIR THE SAME TO THE SATISFACTION OF THE TOWN.
 - ALL STREET CUT AND PATCH WORK LOCATED IN PUBLIC RIGHTS OF WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF HERNDON STANDARDS AND SPECIFICATIONS. LIMITS OF ASPHALT OVERLAY TO BE DETERMINED BY TOWN INSPECTOR.
 - STREET LIGHTS SHALL BE INSTALLED ACCORDING TO TOWN OF HERNDON STANDARDS.
 - ALL WORK IN THE RIGHT-OF-WAY SHALL BE CONDUCTED BETWEEN 8AM AND 3PM, MONDAY THROUGH FRIDAY, EXCEPT HOLIDAYS.
 - DEVELOPER SHALL COMPLY WITH STREET CUT PERMIT REQUIREMENTS. COPY OF APPROVED STREET CUT PERMIT MUST BE KEPT ON SITE AT ALL TIMES.
 - DEVELOPER SHALL COORDINATE ALL TRAFFIC CONTROL ACTIVITIES WITH THE STREET CUT PERMIT INSPECTION SECTION (703-435-6860).
 - WATER DISTRIBUTION:
 - ALL WATER MAIN MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE REGULATIONS OF THE STANDARD SPECIFICATIONS AND PLANS OF THE TOWN OF HERNDON AND THE CURRENT WATERWORKS REGULATIONS OF THE VIRGINIA STATE BOARD OF HEALTH.
 - ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 4.0 FEET. WATER MAINS SHALL BE INSTALLED EIGHT (8) FEET NORTH OR EAST OF THE CENTERLINE OF THE STREET UNLESS OTHERWISE DESIGNATED ON THE PLANS.
 - WORKING PRESSURE SHALL BE >20.0 PSI.
 - LAND CONSERVATION NOTES:
 - MEASURES TO CONTROL EROSION AND SILTATION SHALL BE PROVIDED PURSUANT TO AND IN COMPLIANCE WITH CURRENT STATE AND LOCAL REGULATIONS. HOWEVER, THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITY WHICH MAY BE REQUIRED BY THE CODE OF VIRGINIA OR ANY ORDINANCE ENACTED BY THE TOWN OF HERNDON.
 - NO DISTURBED AREA WILL BE DENuded FOR MORE THAN 30 CALENDAR DAYS.
 - ALL EROSION AND SILTATION CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING.
 - ALL STORM AND SANITARY SEWER TRENCHES NOT IN STREETS ARE TO BE MULCHED AND SEEDED WITHIN 7 DAYS AFTER BACKFILL. NO MORE THAN 500 FEET ARE TO BE OPEN AT ANY ONE TIME.
 - ELECTRIC POWER, TELEPHONE AND GAS SUPPLY TRENCHES ARE TO BE COMPACTED, SEEDED AND MULCHED, WITHIN 7 DAYS AFTER BACKFILL.
 - ALL TEMPORARY EARTH BERM DIVERSIONS AND SILT DAMS ARE TO BE MULCHED AND SEEDED FOR TEMPORARY VEGETATIVE COVER IMMEDIATELY AFTER GRADING. STRAW OR HAY MULCH IS REQUIRED. THE SAME APPLIES FOR ALL STOCKPILES.
 - DURING CONSTRUCTION, ALL STORM SEWER INLETS WILL BE PROTECTED BY SILT TRAPS, MAINTAINED AND MODIFIED AS REQUIRED BY CONSTRUCTION PROGRESS.
 - ALL DISTURBED AREAS NOT PAVED, SEEDED, OR BUILT UPON BY NOVEMBER 1, OR DISTURBED AFTER THAT DATE, IS TO BE SEEDED WITHIN 7 DAYS WITH OATS, ABRUZZI RYE, OR EQUIVALENT AND MULCHED WITH HAY OR STRAW AT THE RATE OF 2 TONS PER ACRE.
 - PRIOR TO BEGINNING OF ANY WORK ON THIS SITE, THE CONTRACTOR MUST READ AND ADHERE TO THE "VEGETATION PRESERVATION AND PLANTING" GUIDELINES OF FAIRFAX COUNTY PUBLIC FACILITIES MANUAL, AND SECTION 26, ARTICLE II OF THE TOWN CODE.
 - PRIOR TO ANY LAND DISTURBANCE OF THE SITE THAT IS GREATER THAN, OR EQUAL TO 2500 SQ FT, THE CONTRACTOR MUST SUBMIT GENERAL PERMIT REGISTRATION STATEMENT TO VIRGINIA DEQ AND PROVIDE A COPY TO THE TOWN.
 - IF REQUIRED BY LAW, THE OWNER/DEVELOPER SHALL PROVIDE STATEMENT CERTIFYING THAT ALL WETLANDS PERMITS WILL BE OBTAINED PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES.
 - THESE PLANS AND SPECIFICATIONS ARE BASED ON THE MINIMUM REQUIREMENTS FOR _____ ZONING. THIS PLAN CONTAINS _____ DWELLING UNITS.
 - ALL ELEVATIONS MUST BE BASED ON THE U.S.G.S. & OR THE N.G.S. MEAN SEA LEVEL DATUM.
 - PRIOR TO ANY APPROVED CLEARING AND GRADING ON A SITE, TREE PROTECTION FENCE SHALL BE ERECTED IN ACCORDANCE WITH FENCE DETAIL ON THE APPROVED LANDSCAPE PLAN, AND BE INSPECTED AND APPROVED BY THE URBAN FORESTER.

PROFESSIONAL SEAL AND SIGNATURE

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This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

100-YEAR FLOODPLAIN SUMMARY TABLE	
Station	Existing 100-YR WSEL
29828	292.42
30092	293.21
30173	293.58
30214	293.67
30249	294.69
30278	294.86
30290	294.86
30253	297.3
30772	299.36
30956	301.72

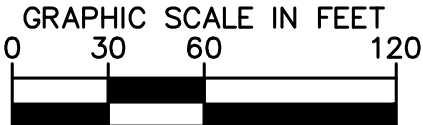
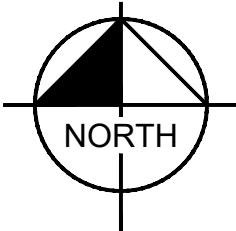
A HEC-RAS HYDRAULIC MODEL WAS DEVELOPED FOR THE EXISTING CONDITIONS BASED ON THE USGS EFFECTIVE MODEL DEVELOPED IN 1978 AND FAIRFAX COUNTY 2018 LIDAR INFORMATION THAT WAS SUPPLEMENTED BY FIELD TOPOGRAPHY PREPARED BY J2.

MANNINGS N CHANNEL VALUE OF 0.45 AND A MANNINGS ROUGHNESS VALUES OF 0.11 WERE ASSIGNED FOR THE EXISTING OVERBANK AREAS WERE ASSIGNED IN THE HEC RAS MODEL. USGS FLOW RATES WERE BASED ON THE EFFECTIVE FAIRFAX COUNTY STUDY FROM 1978., AS PROVIDED BY THE TOWN. UPSTREAM OF THE CONFLUENCE WITH THE UNNAMED TRIBUTARY TO SUGARLAND RUN THE FLOW RATE FOR THE 100-YEAR STORM EVENT WAS 4400 CFS AND DOWNSTREAM WAS 4700 CFS.

EFFECTIVE CROSS SECTIONAL LOCATION IS PROVIDED ON THIS SHEET AND THE CROSS SECTIONS SHOWING THE WATER SURFACE ELEVATIONS ARE PROVIDED ON SUBSEQUENT SHEETS.

LEGEND

--- EXISTING CROSS SECTION



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LICENSED PROFESSIONAL
KHA PROJECT
110926004
DATE
JAN. 2024
SCALE AS SHOWN
DESIGNED BY CMK
DRAWN BY AJB
CHECKED BY CMK
DATE JAN. 2024
CASEY KIGHT
VA LICENSE NUMBER
0406001348

**HUNTERS CREEK
BRIDGE**
PREPARED FOR
DEPARTMENT OF PUBLIC
WORKS
TOWN OF HERNDON VA

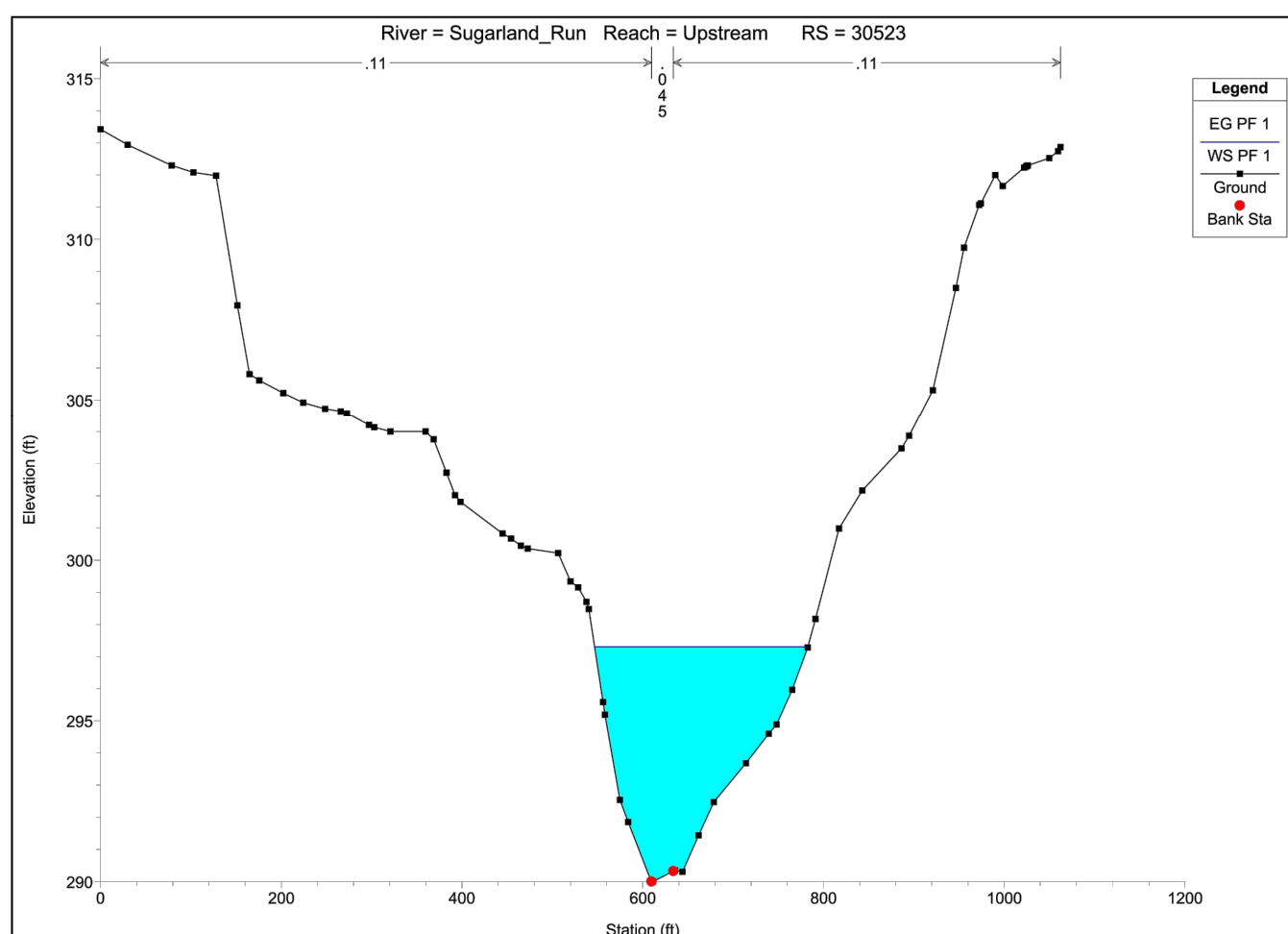
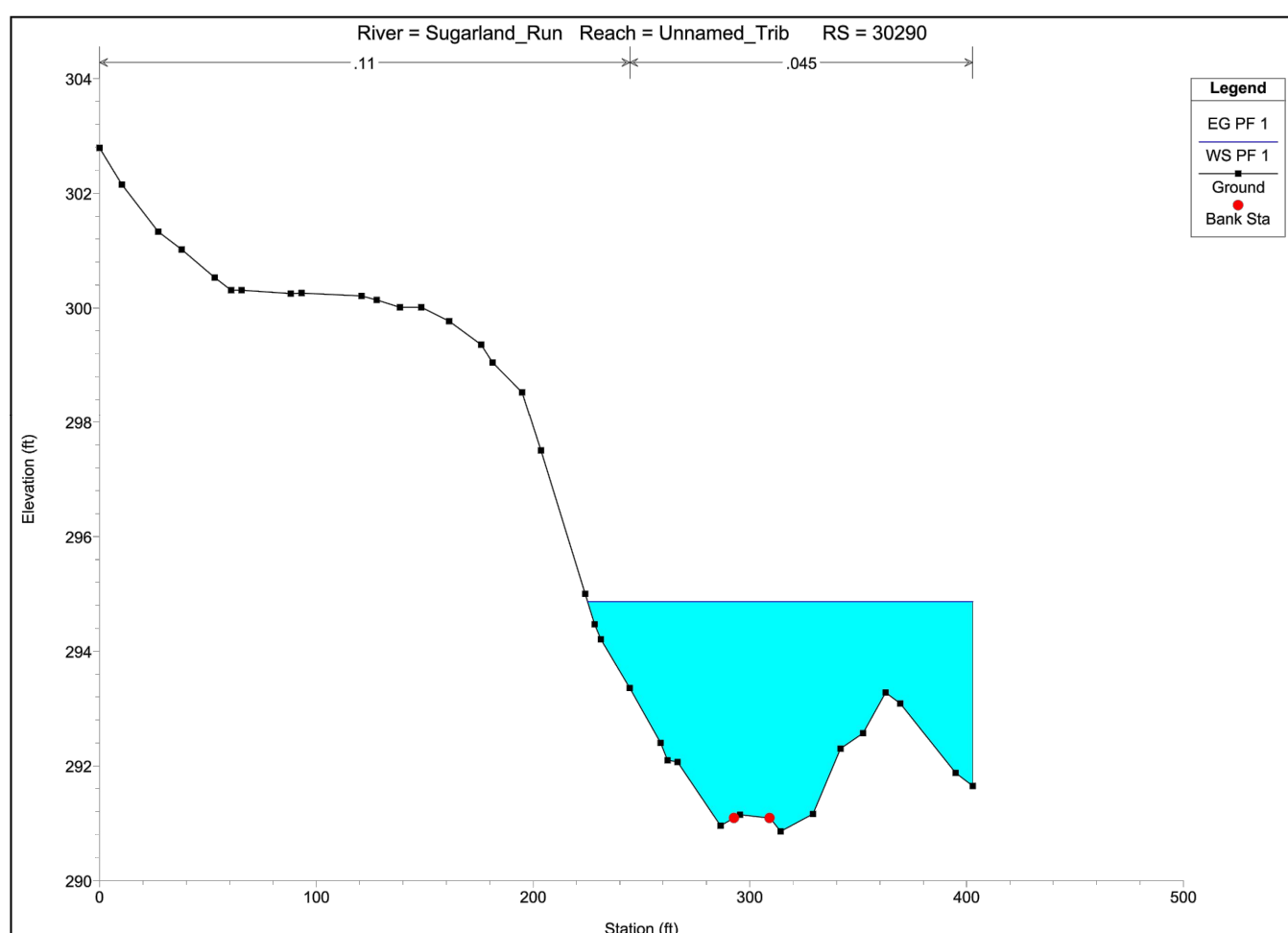
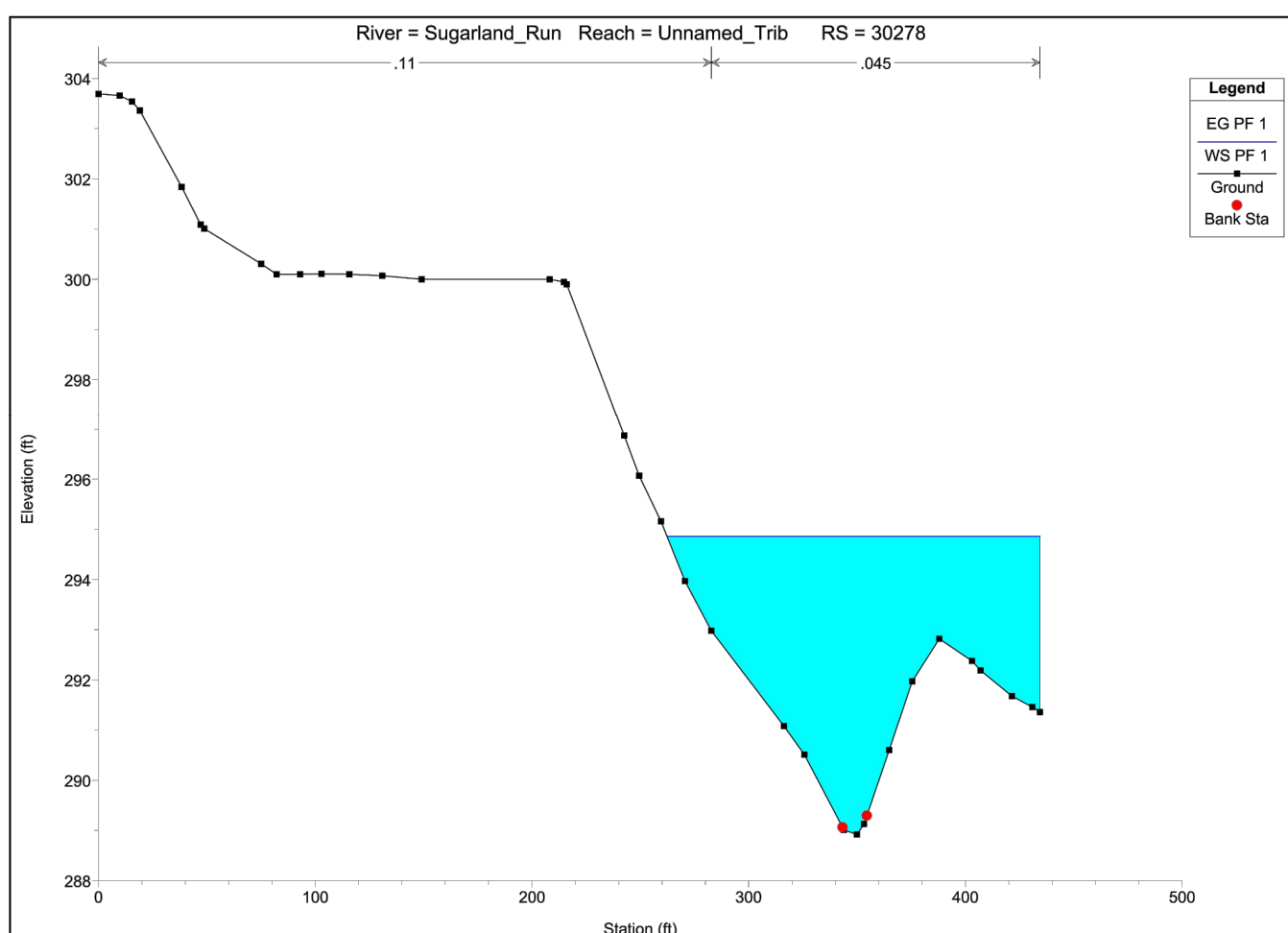
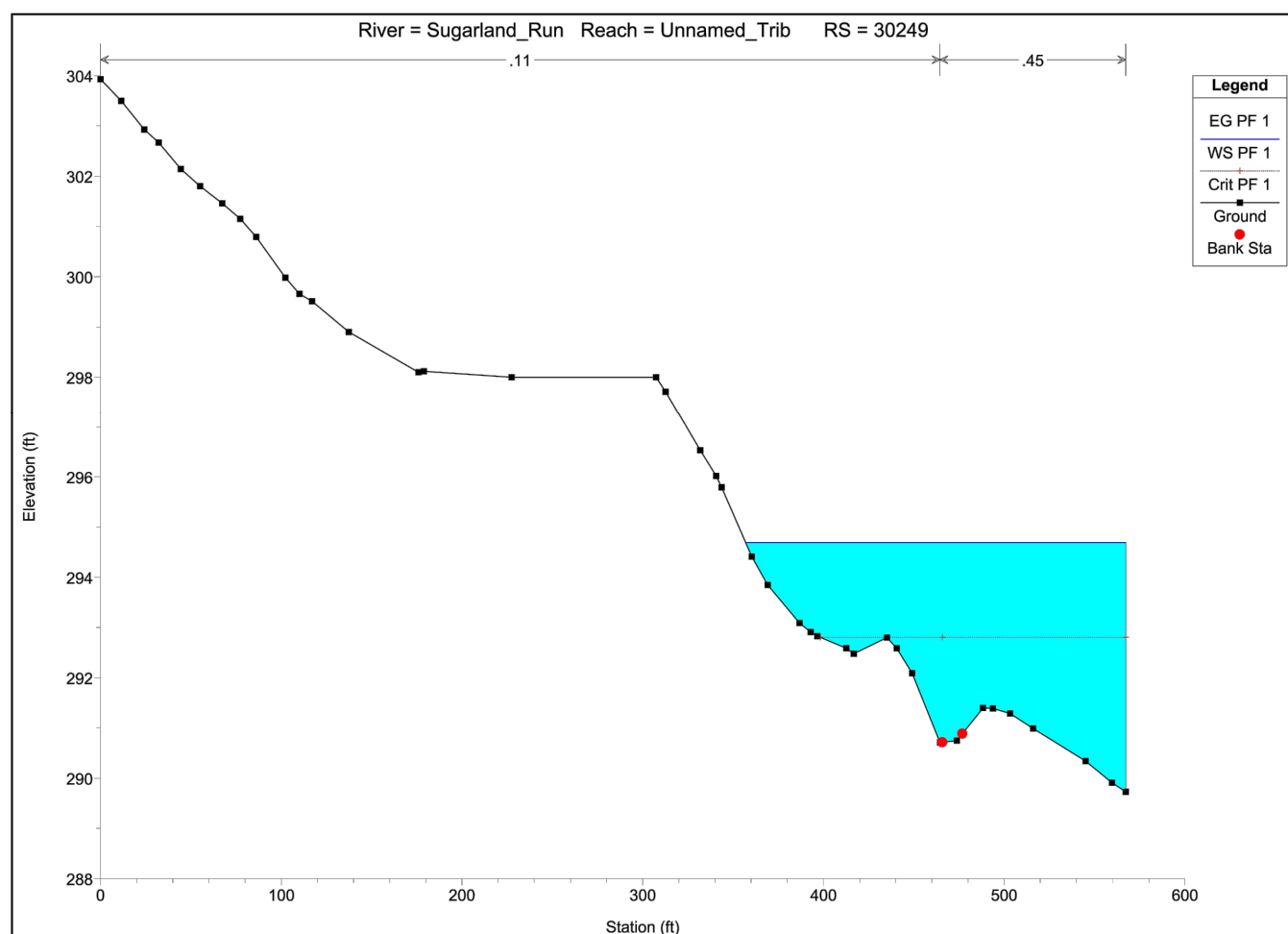
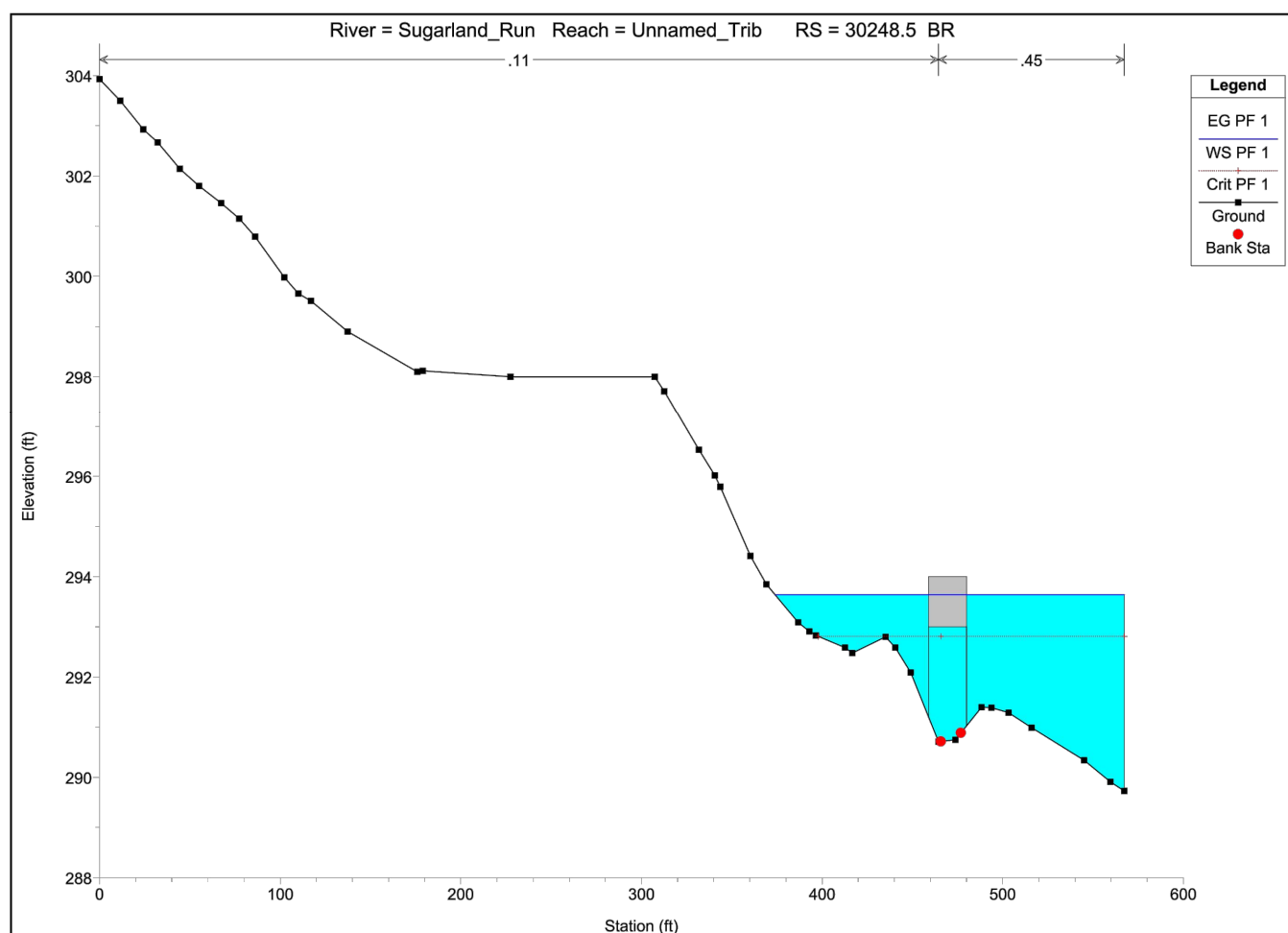
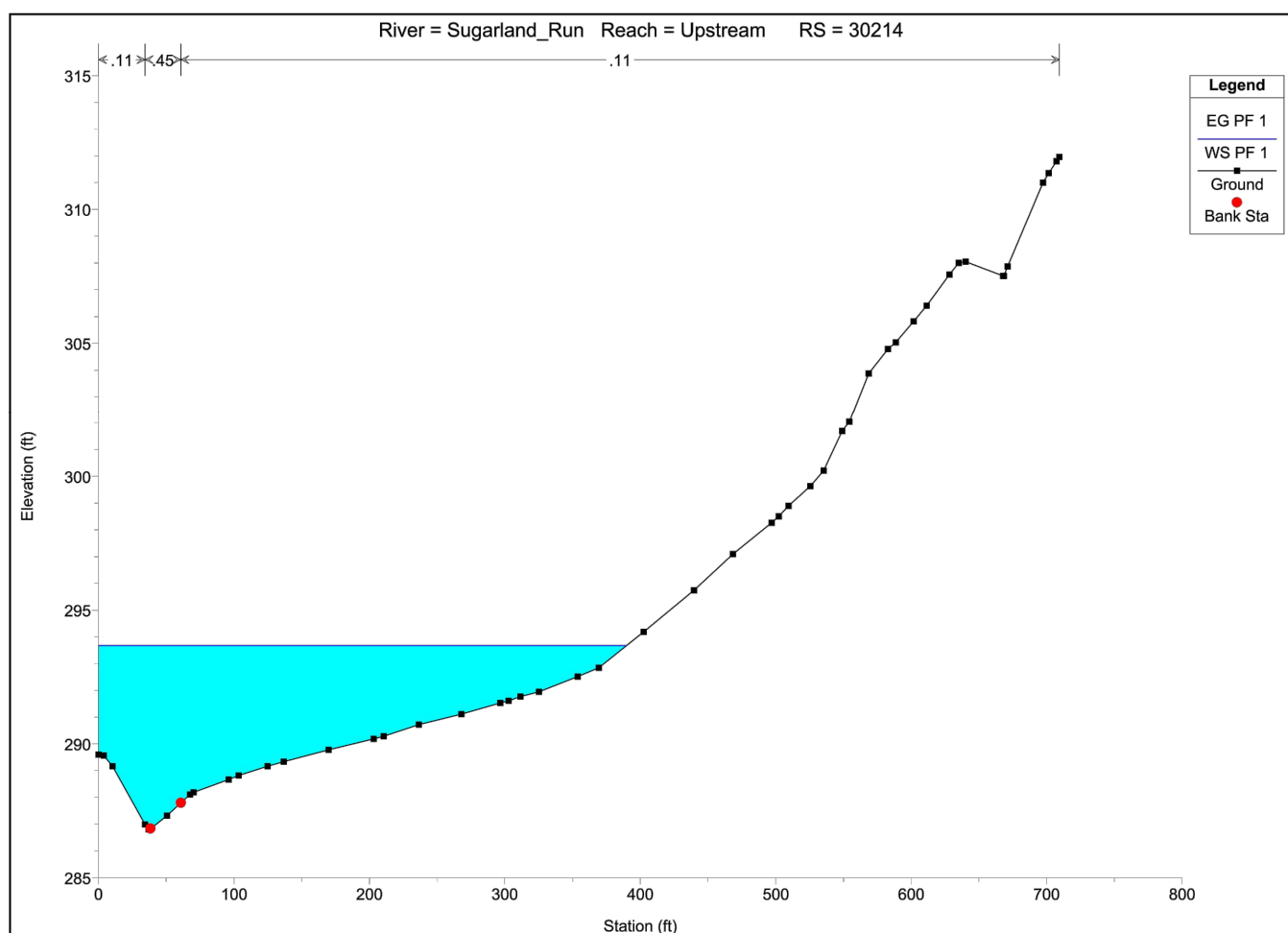
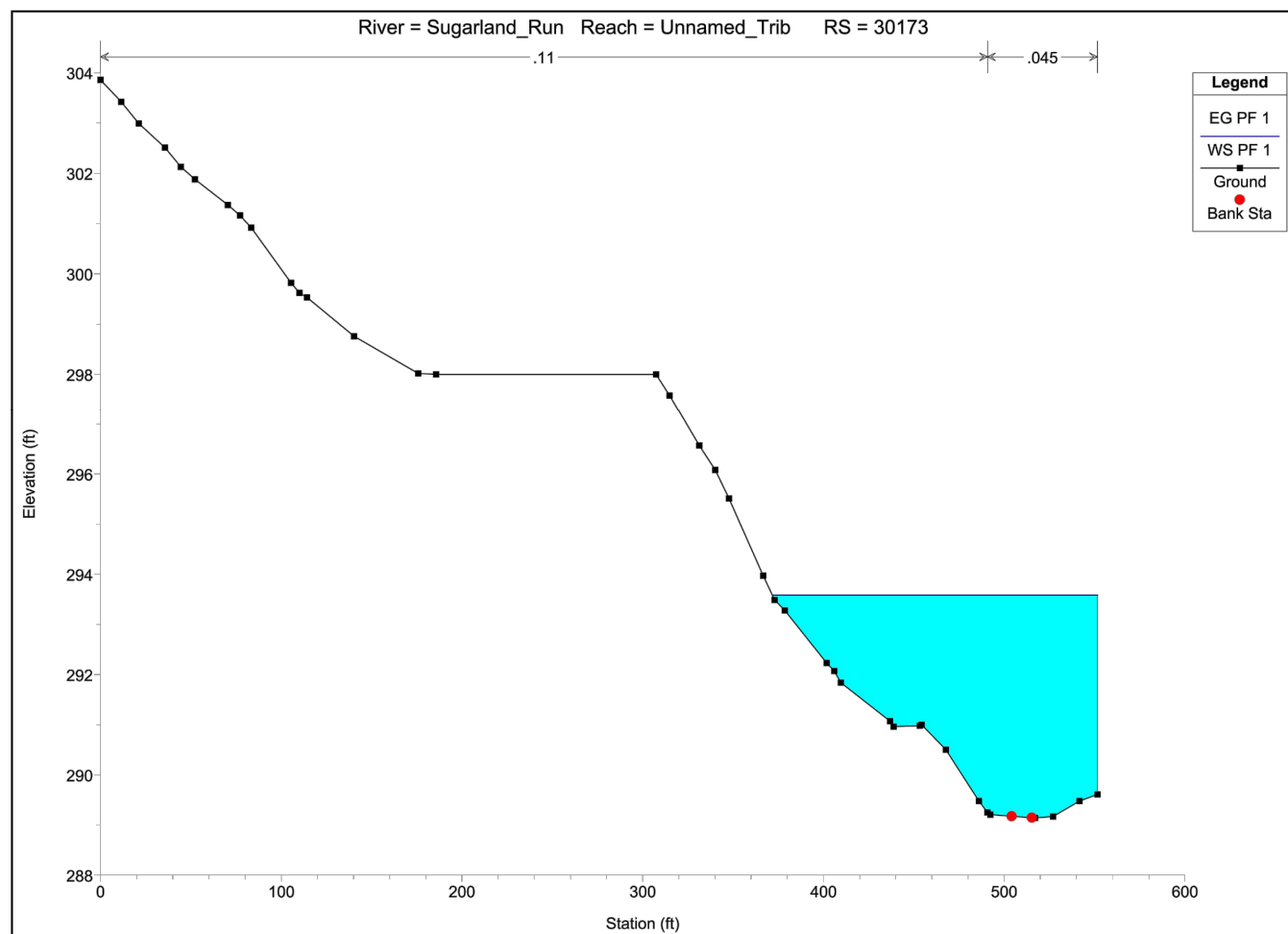
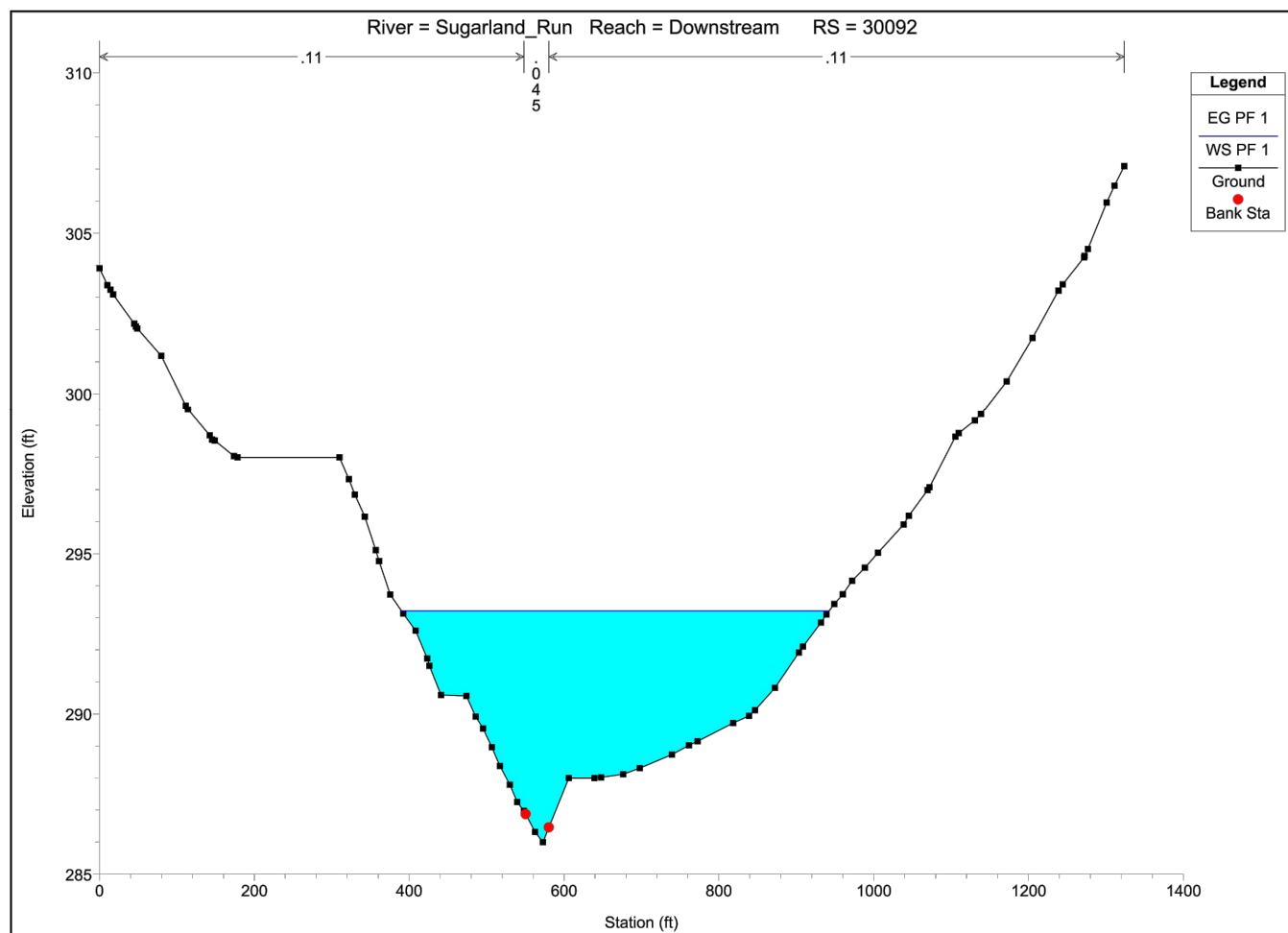
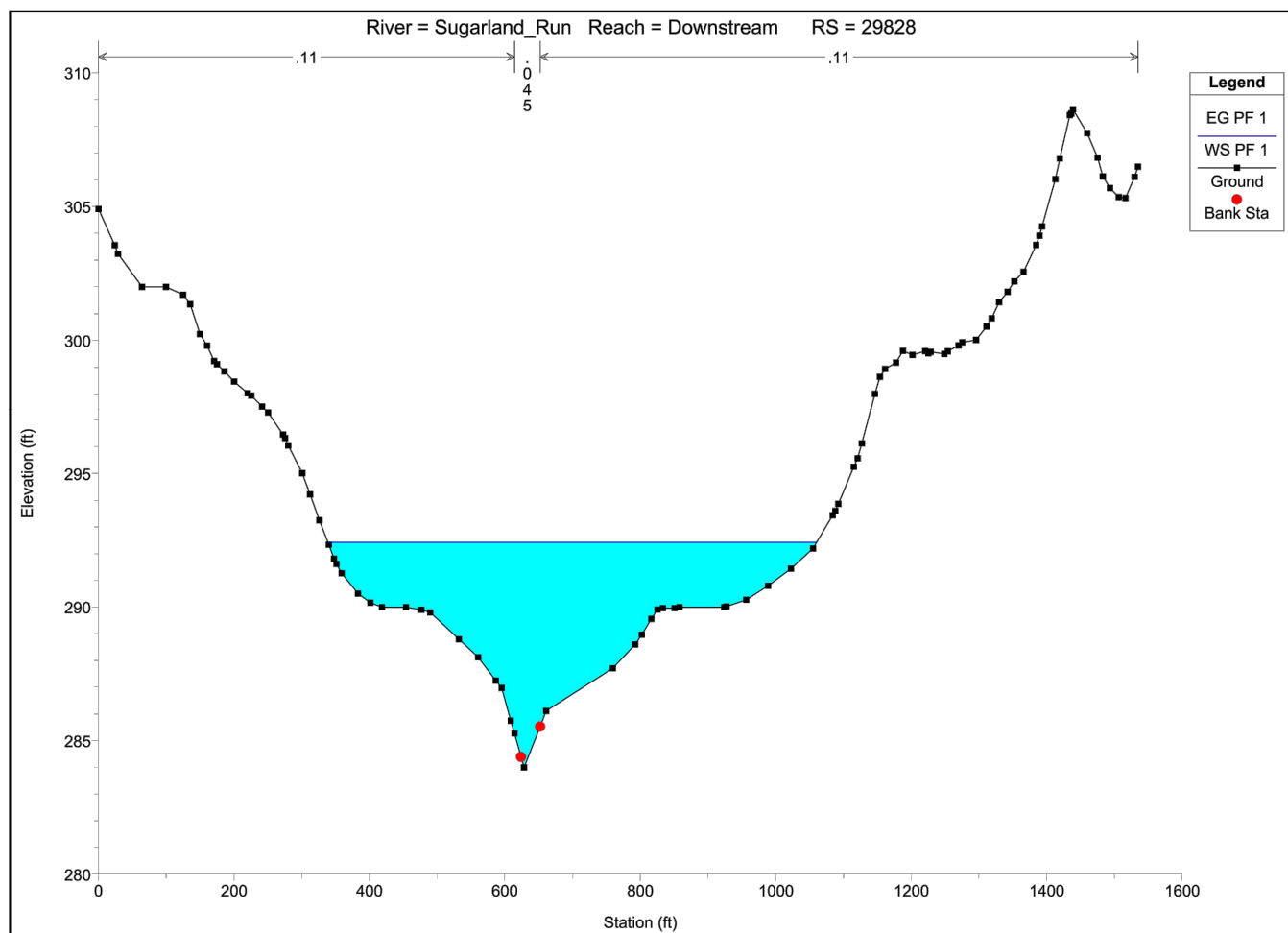
**EXISTING
FLOODPLAIN**

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REVISIONS
No. DATE BY

Page 20 of 27

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LICENSED PROFESSIONAL

CASEY KIGHT

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JAN. 2024

KHA PROJECT
110926004DATE
JAN. 2024

SCALE AS SHOWN

DRAWN BY AJE

CHECKED BY CMH

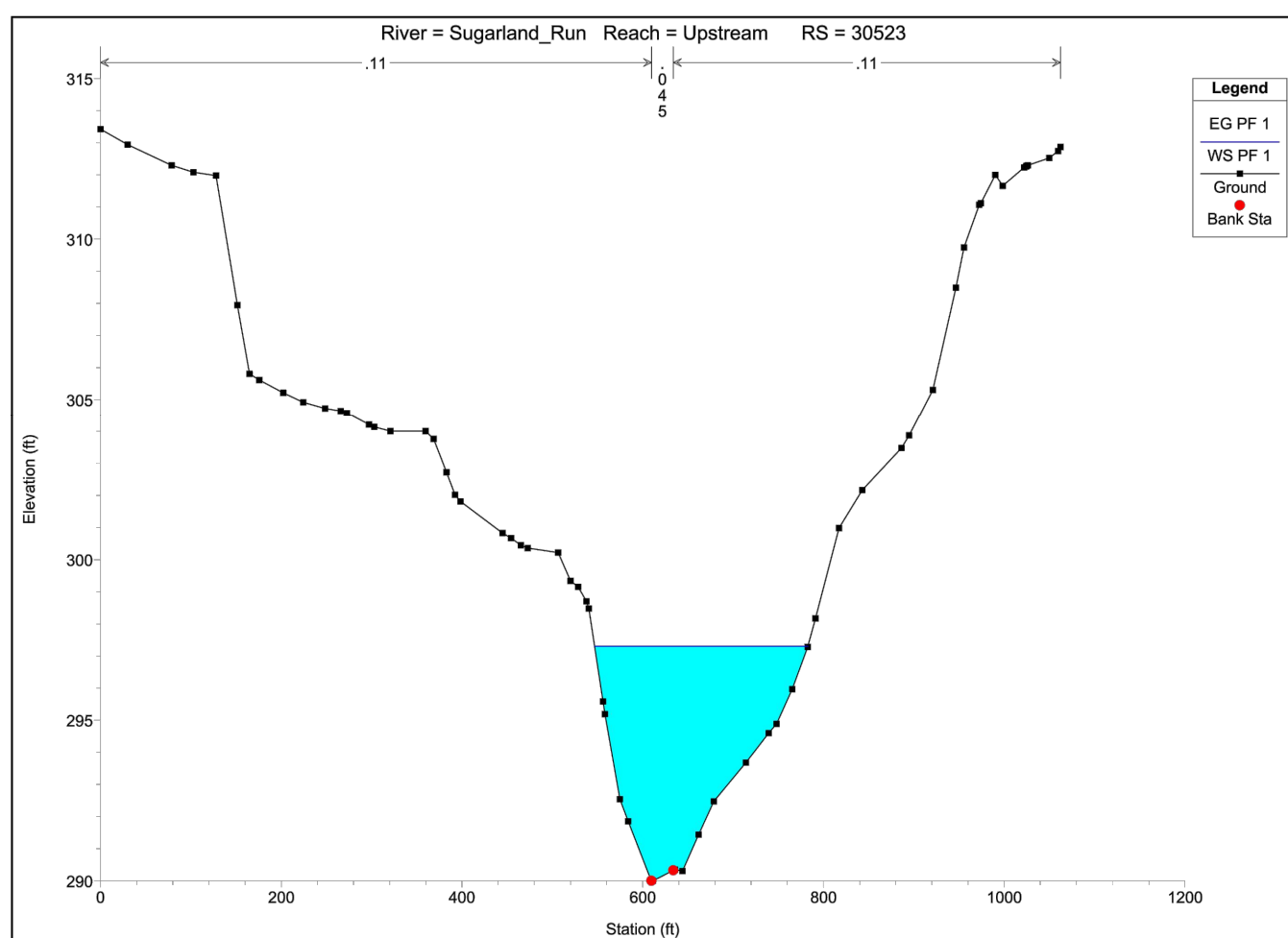
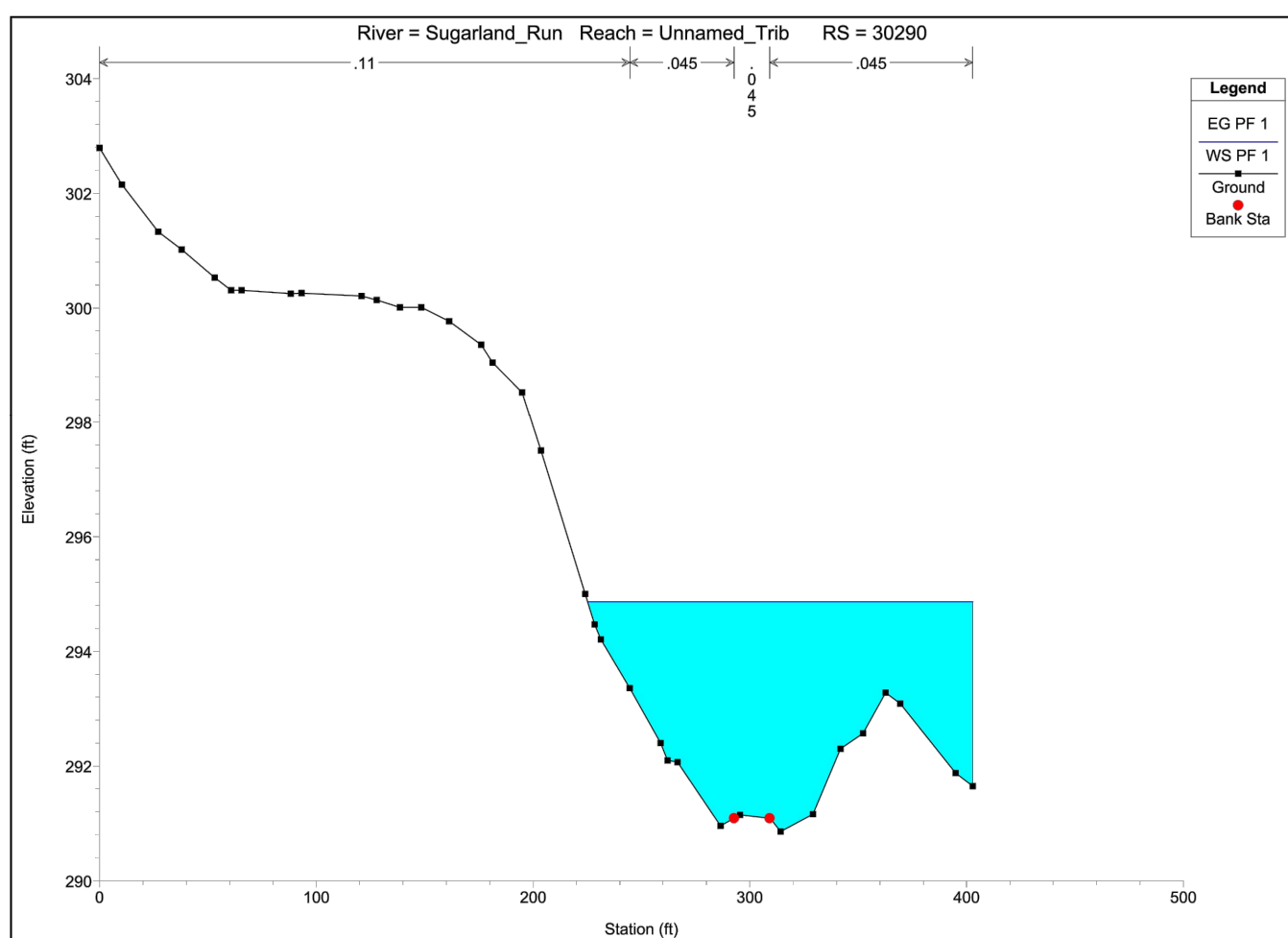
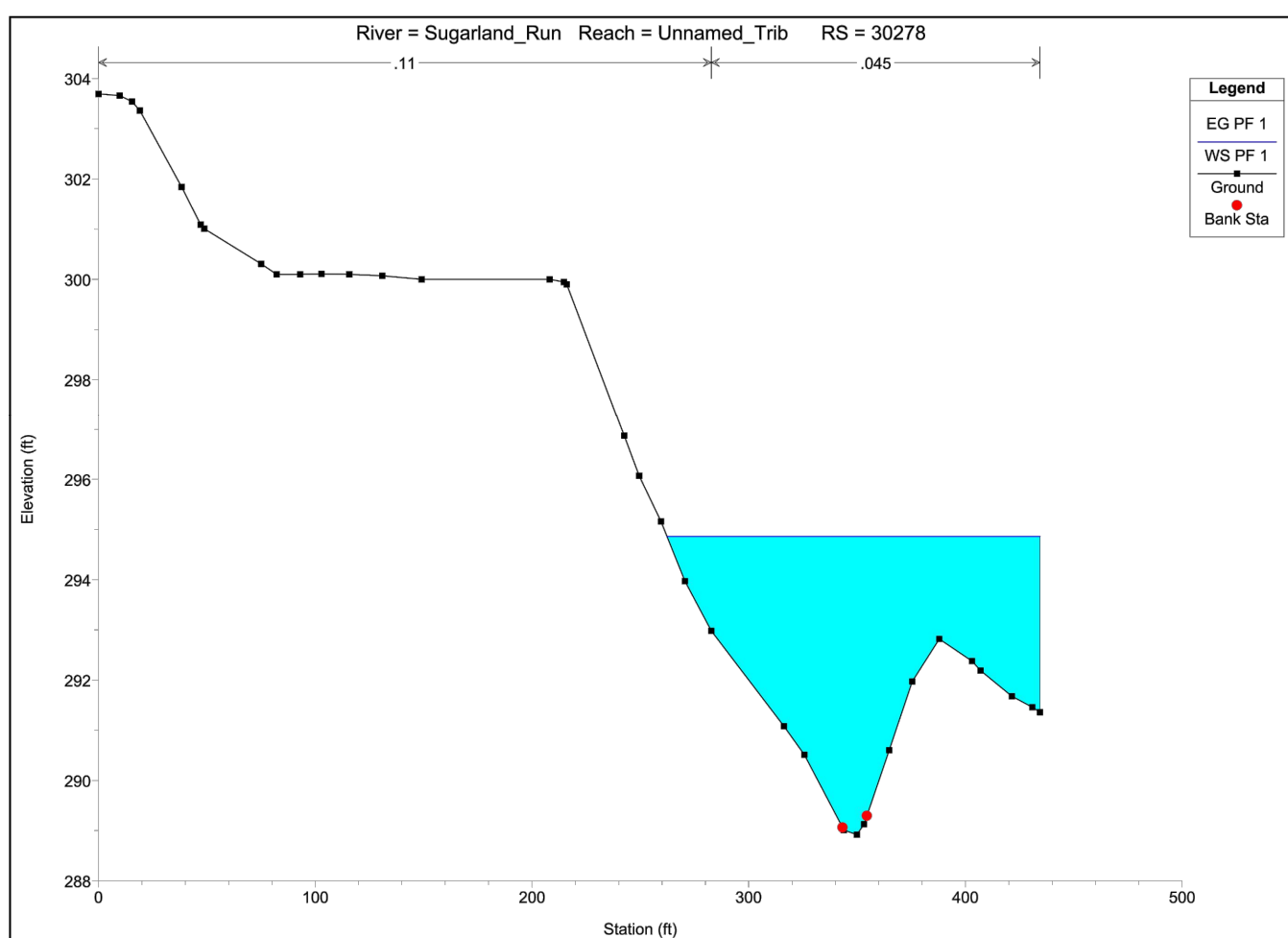
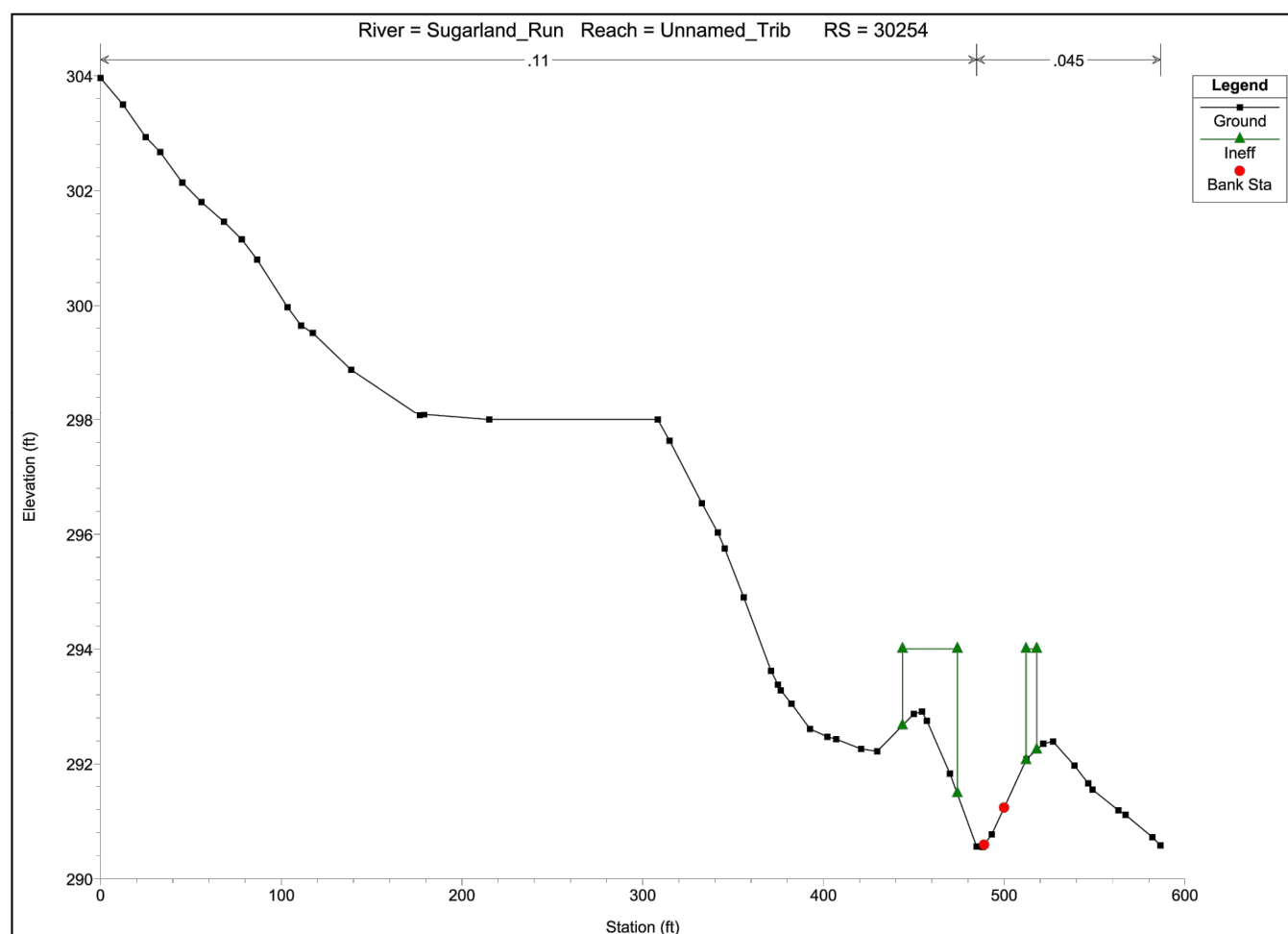
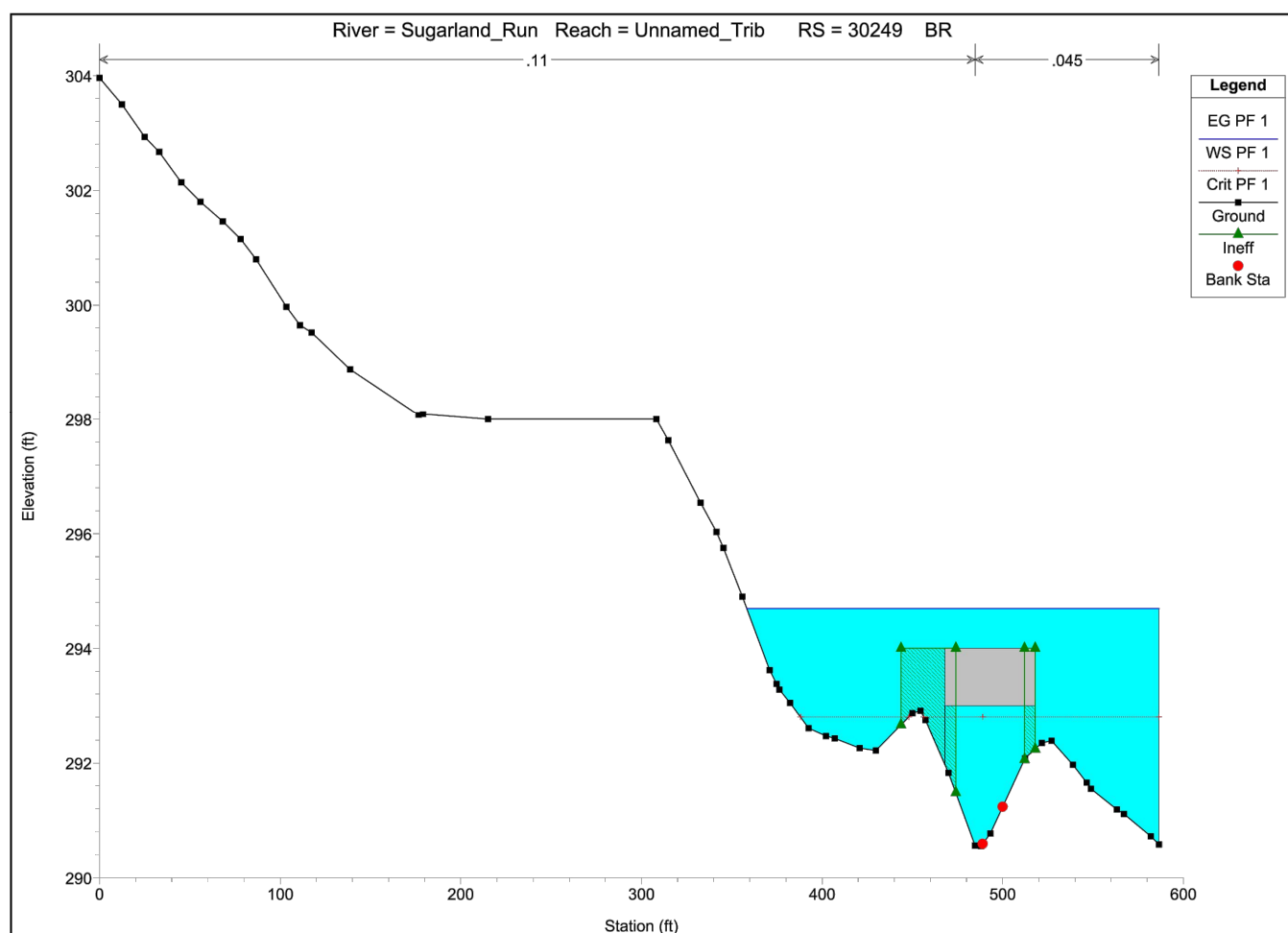
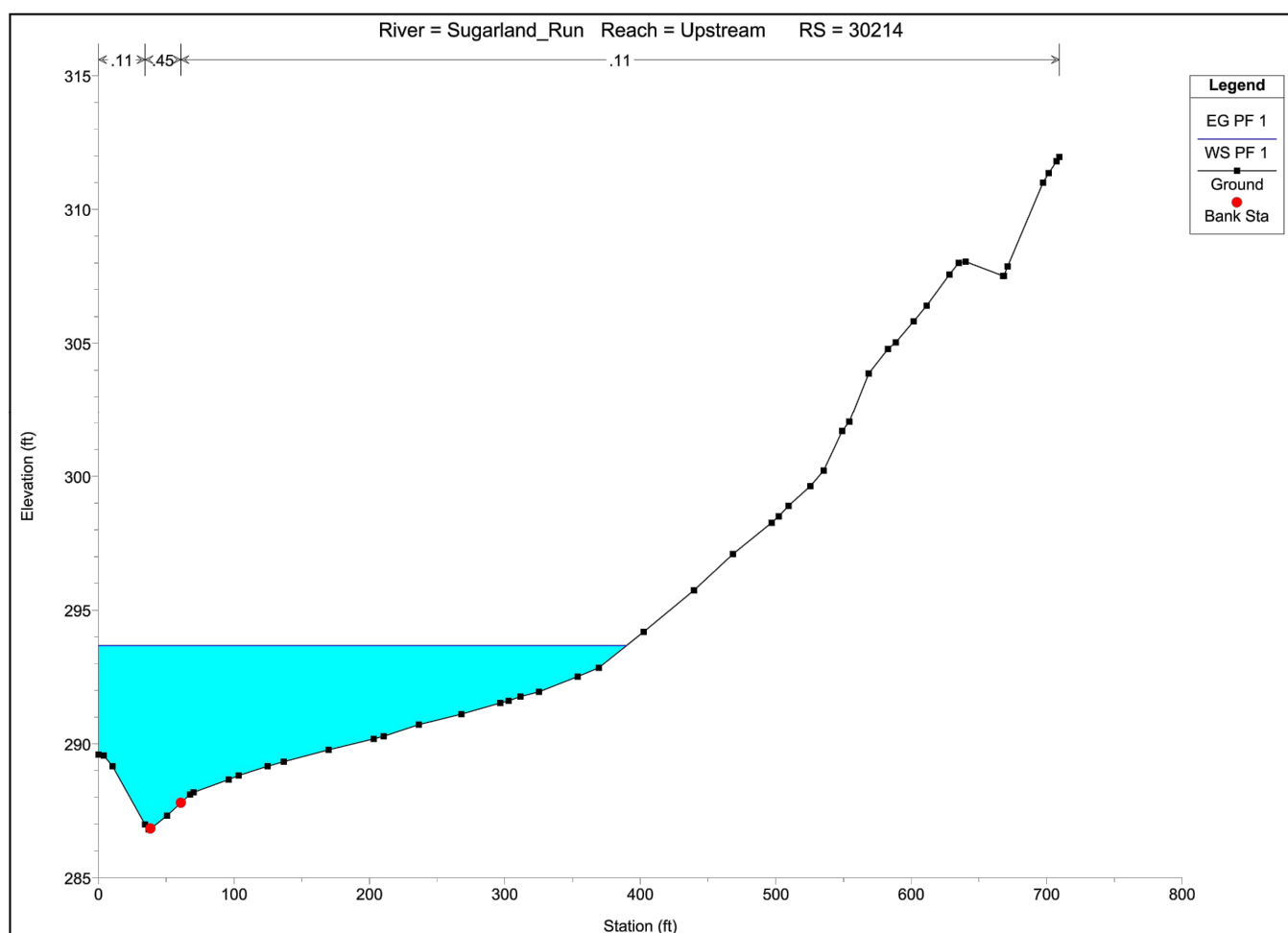
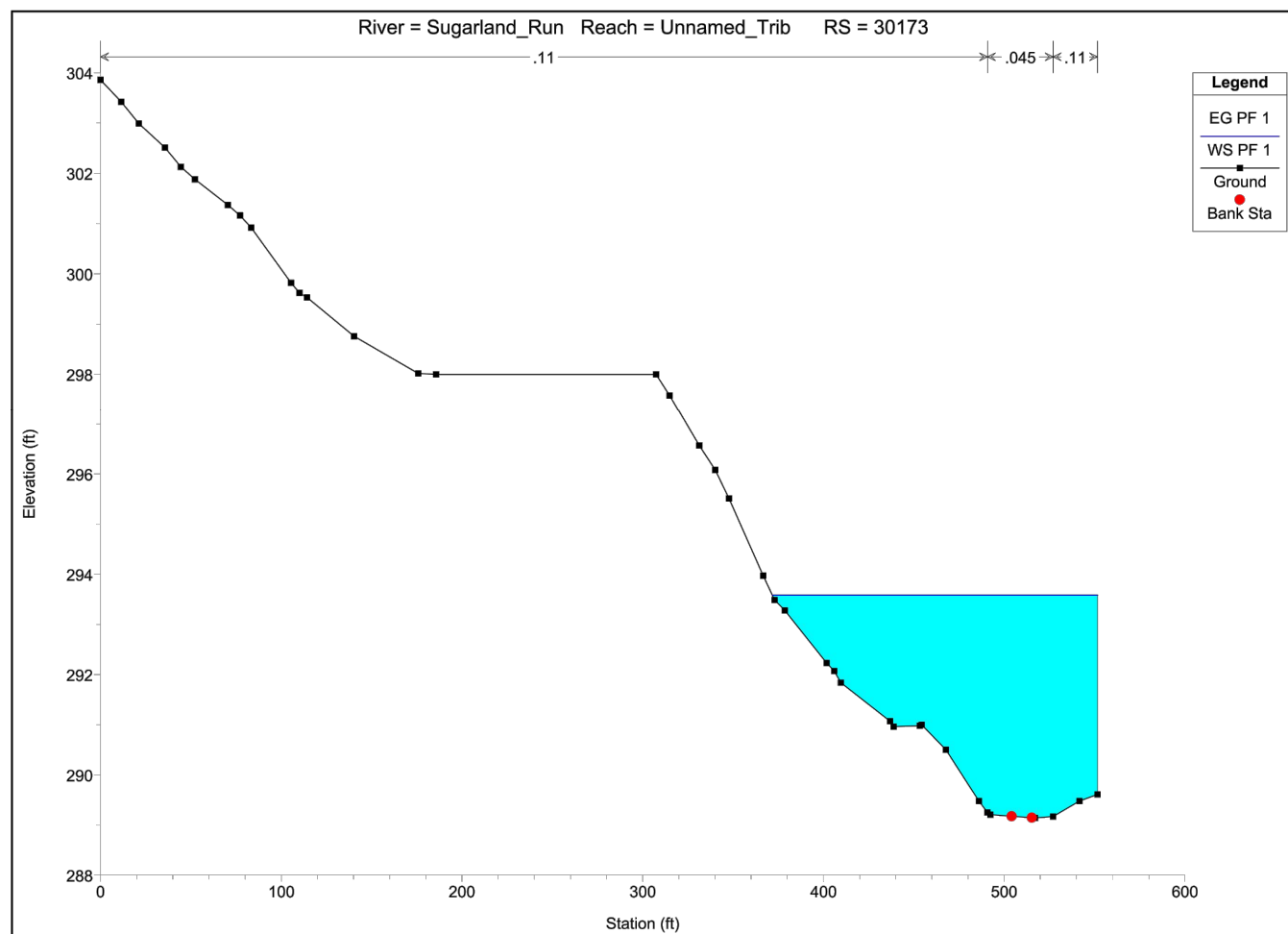
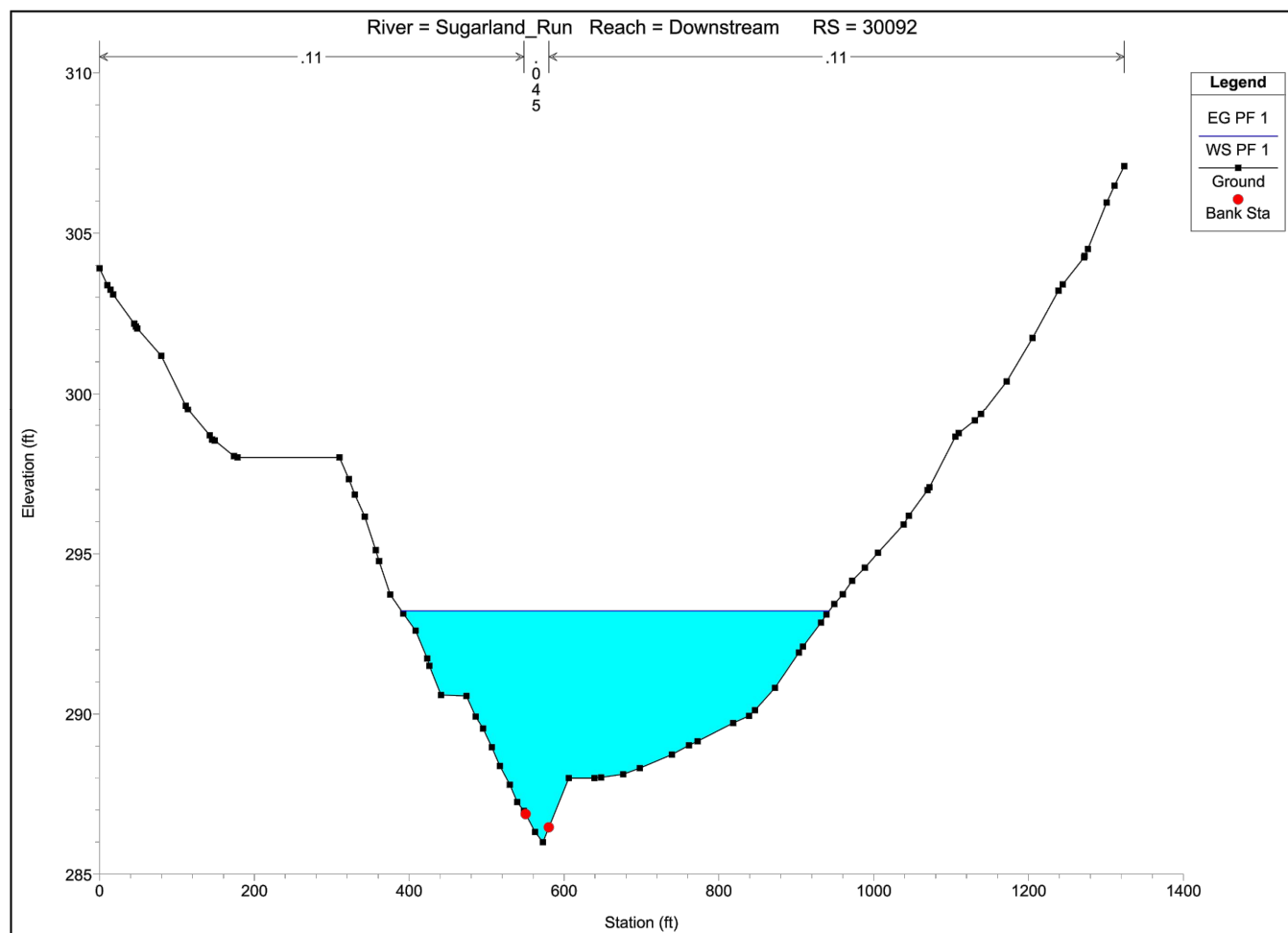
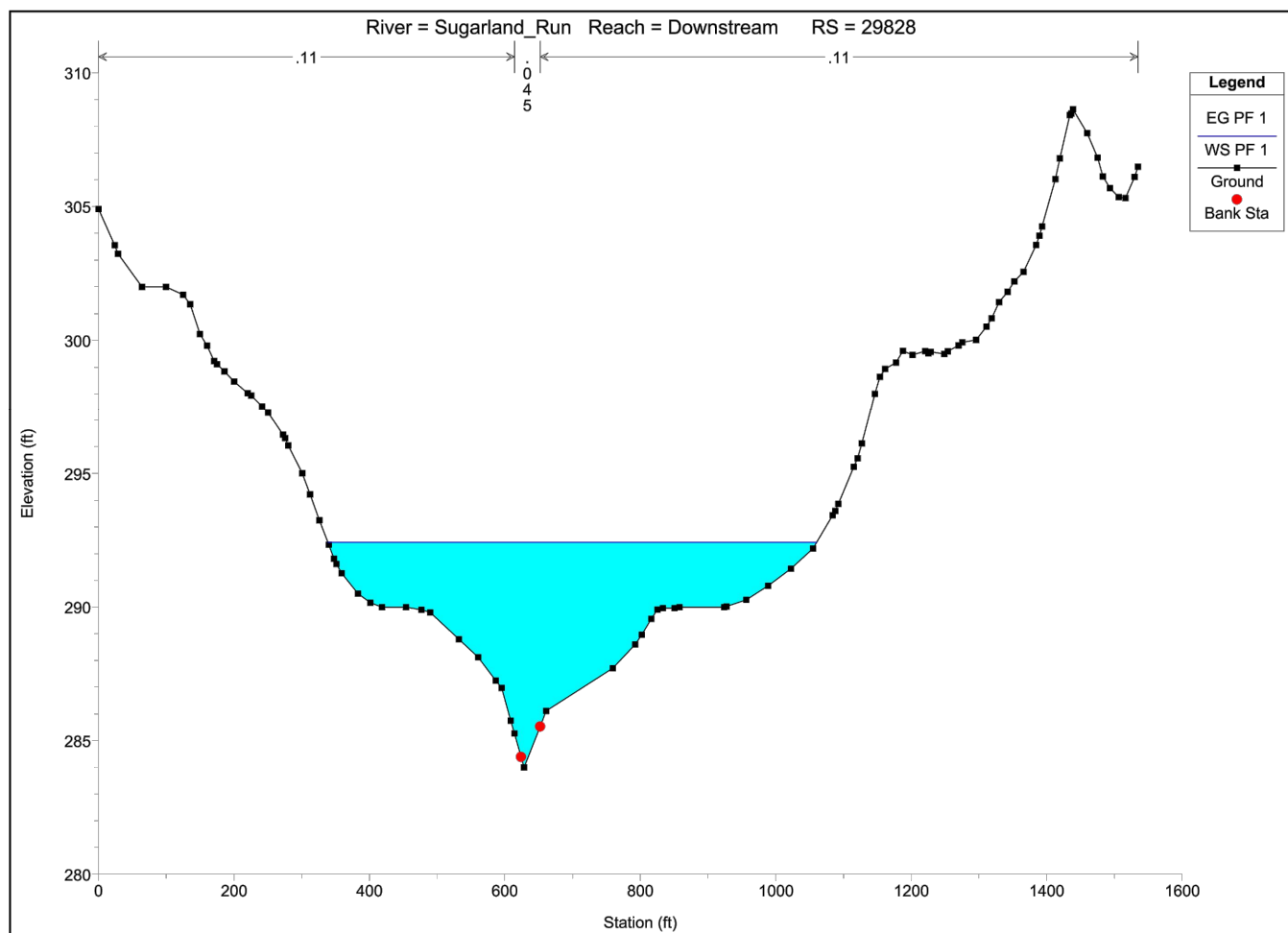
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EXISTING SECTIONS

**HUNTERS CREEK
BRIDGE
PREPARED FOR
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WORKS**

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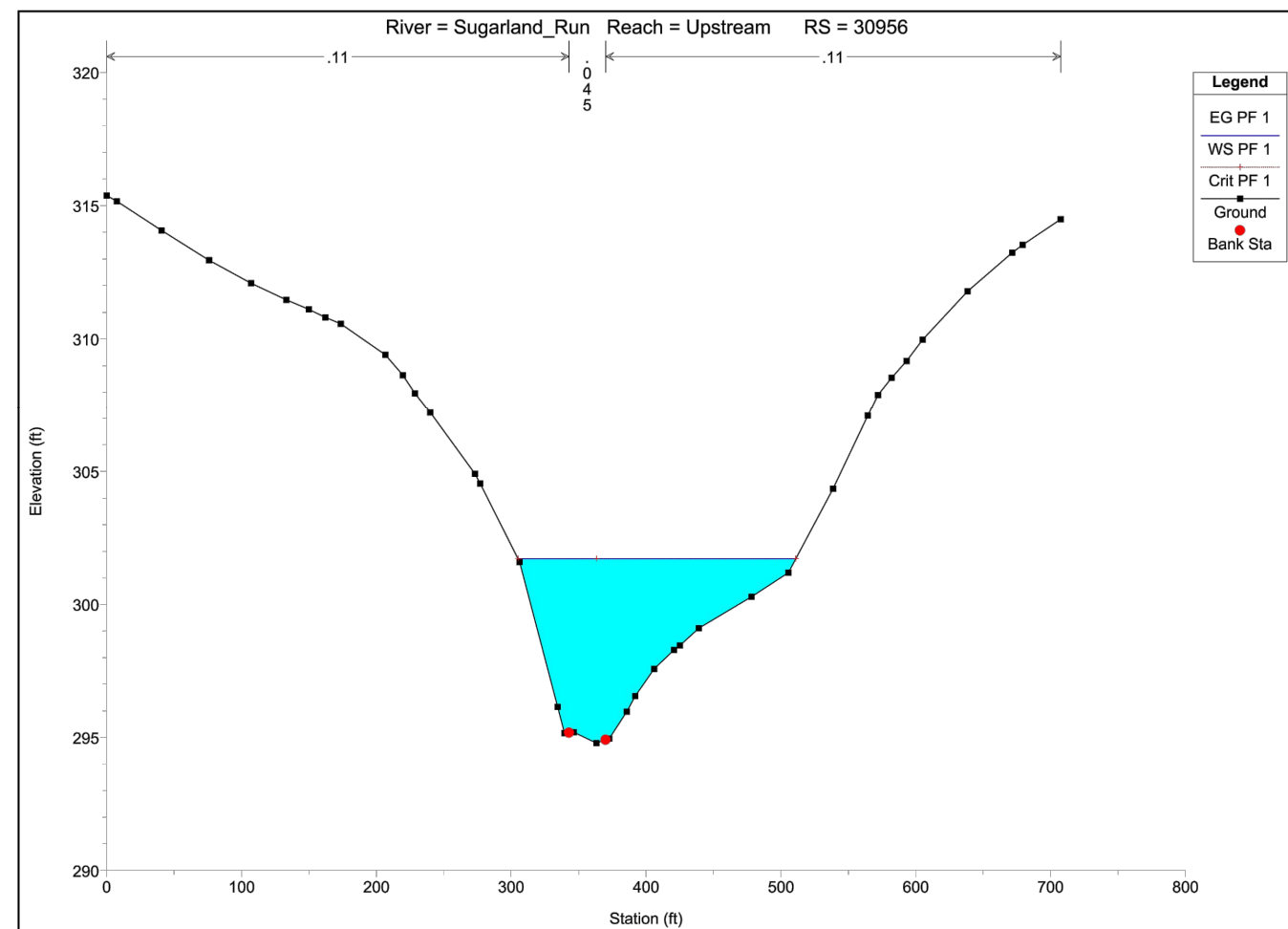
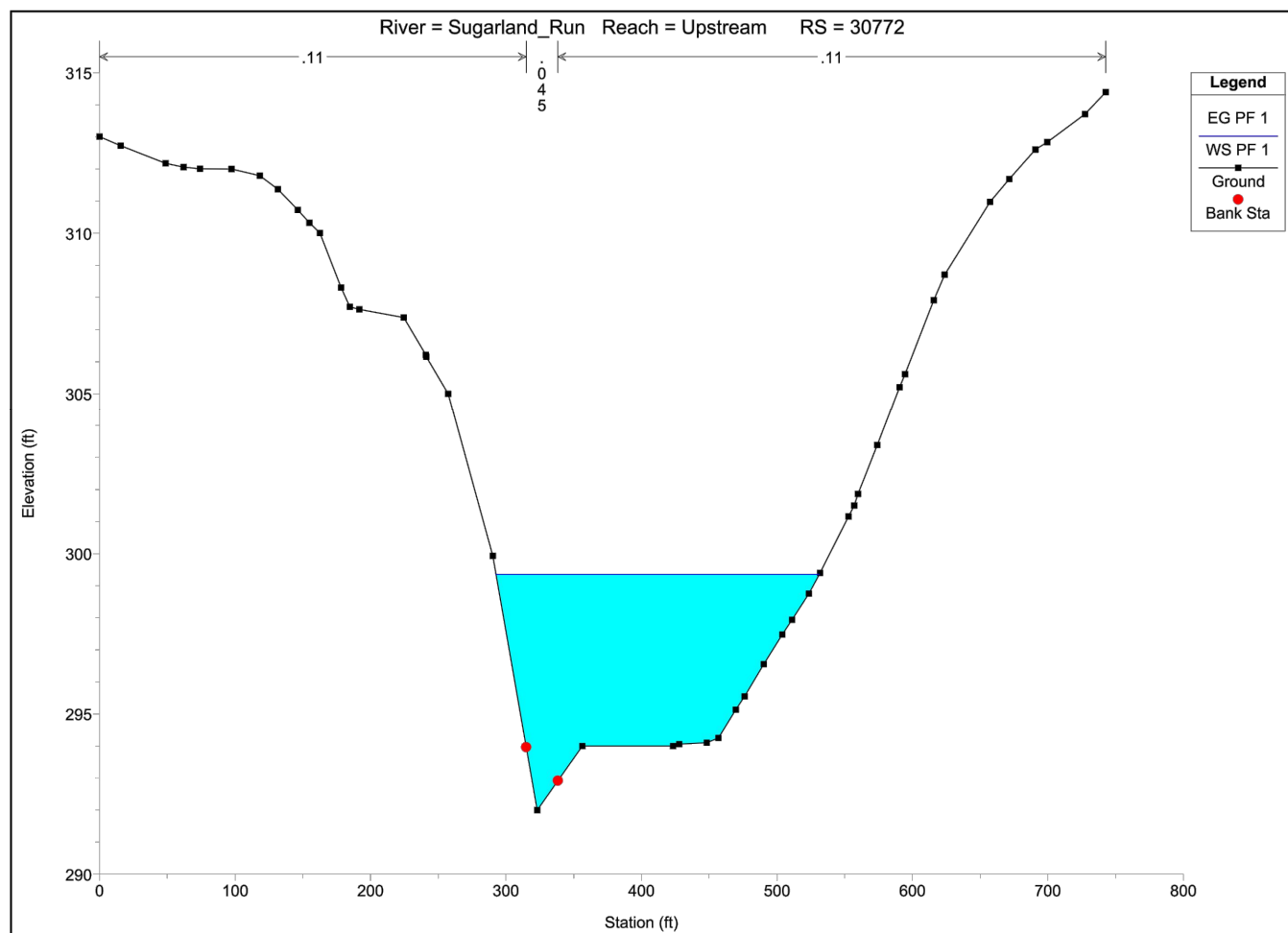
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	CHECKED BY CMK		

PROPOSED SECTIONS

**HUNTERS CREEK
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VA**

PROPOSED SECTIONS

SHEET NUMBER
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LICENSED PROFESSIONAL

CASEY KIGHT

0406001348 /A LICENSE NUMBER

DATE: JAN. 2024

KHA PROJECT
110926004DATE
JAN. 2024

SCALE AS SHOWN

DESIGNED BY CMK

CHECKED BY CMK

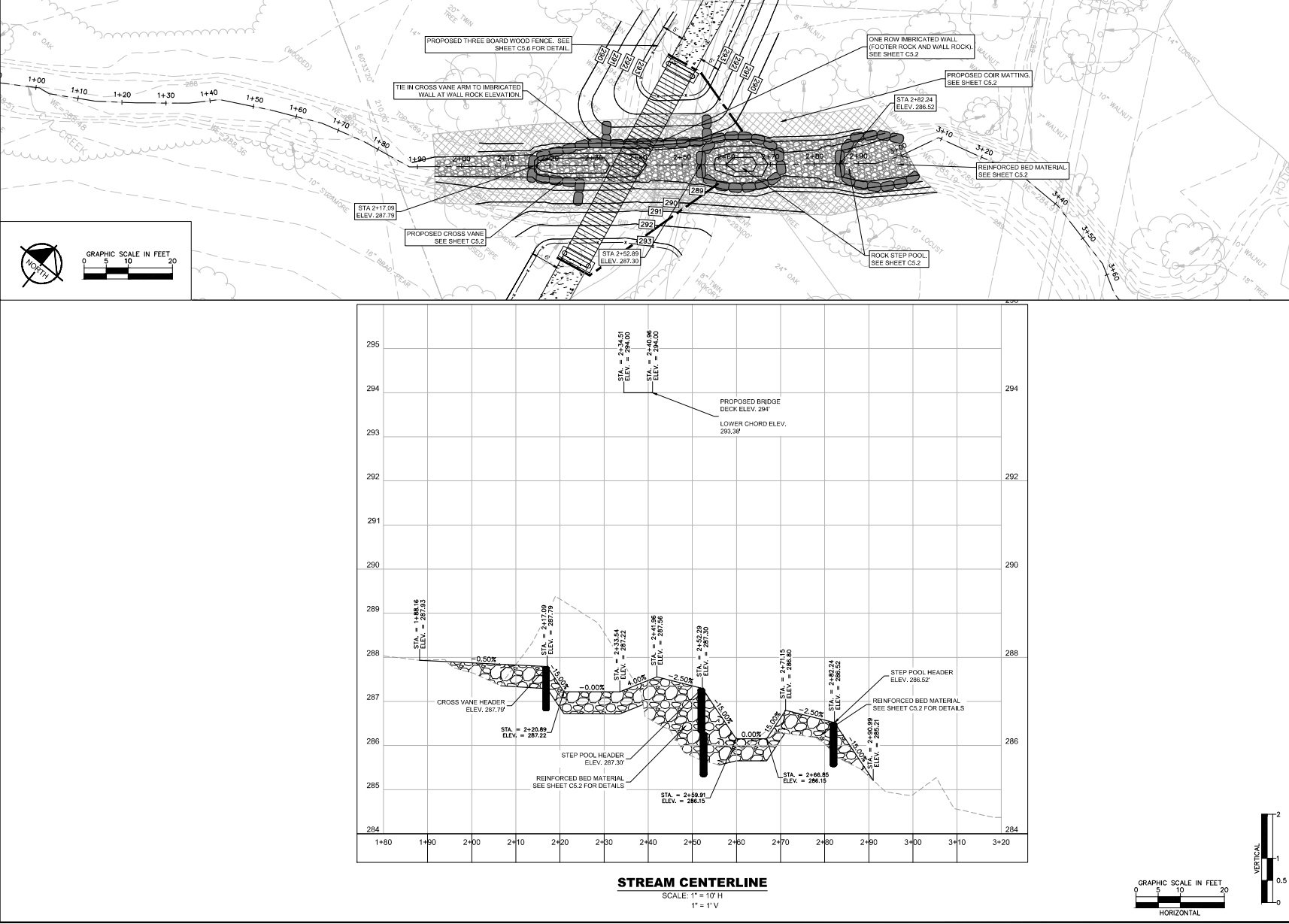
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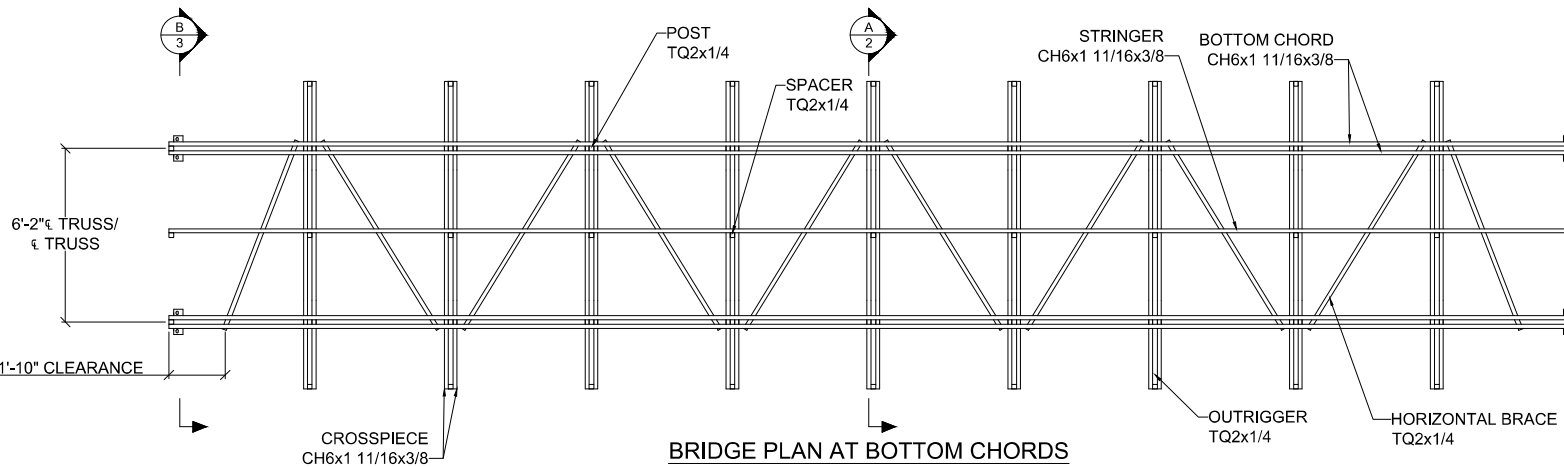
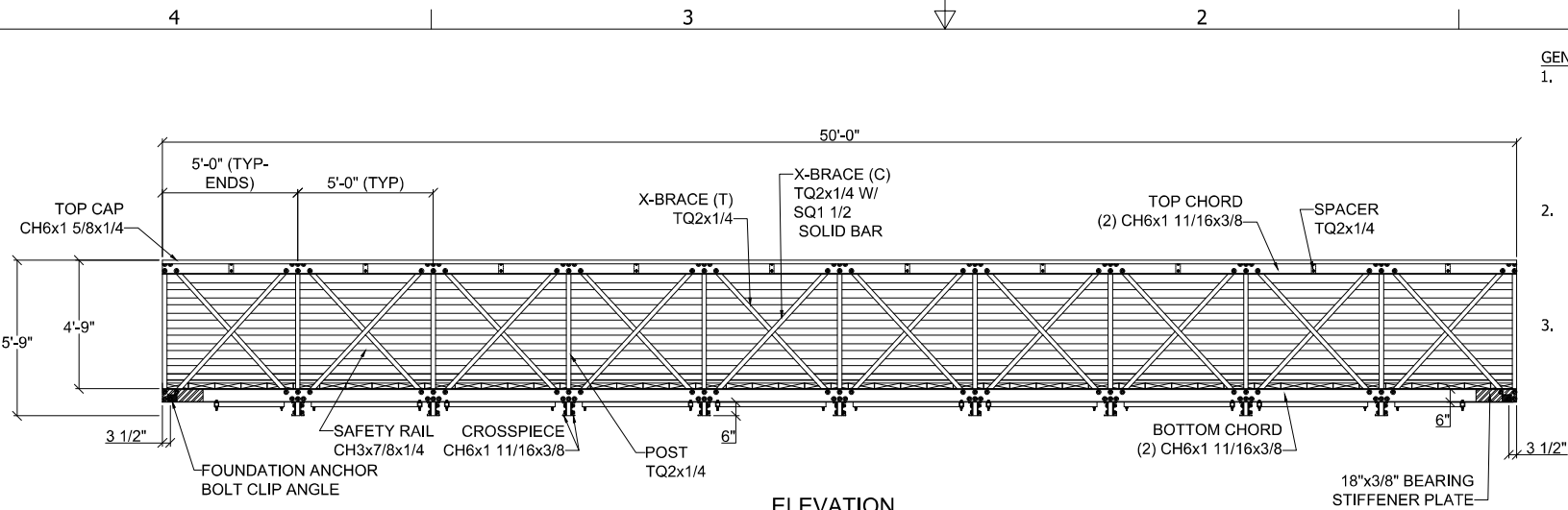
DATE _____

BY

PLANNED BY: KIMLEY-HORN, CONSULTING ENGINEERS, INC. SHEET C5.0 PLAN & PROFILE, FEBRUARY 2024. 03/20/2024. HUNTERS CREEK BRIDGE, C5.0 STREAM PLAN & PROFILE. PREPARED FOR: TOWN OF HUNTERDON, 110925004.1 - HUNTERS CREEK BRIDGE, C5.0 STREAM PLAN & PROFILE. THIS DOCUMENT, TOGETHER WITH THE DRAWINGS AND DESIGN PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, IS PREPARED FOR THE SPECIFIC PROJECT AND CLIENT, AND IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION AND SIGNATURE OF KIMLEY-HORN AND ASSOCIATES, INC. AND BE HELD IN TRUST BY KIMLEY-HORN AND ASSOCIATES, INC. FOR THE TOWN OF HUNTERDON.

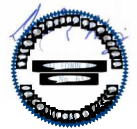


Kimley-Horn 11400 CAMDEN PARK DR., SUITE 400, RESTON, VA 20191 PHONE: 703-441-0000 FAX: 703-441-1000 WWW.KIMLEY-HORN.COM	LIC. PROJECT 110925004 JAN. 2024 SCALE AS SHOWN DESIGNED BY: CMK DRAWN BY: ABE CHECKED BY: CMK DATE: JAN. 2024	LIC. PROFESSIONAL LIC. NO. 1 VA LICENSE NUMBER LIC. NO. 1 DATE: JAN. 2024	HUNTERS CREEK BRIDGE PREPARED FOR: DEPARTMENT OF PUBLIC WORKS TOWN OF HUNTERDON, VA	SHEET NUMBER C5.0



GENERAL NOTES:

- BRIDGE COLOR SHALL BE OLIVE GREEN (RAL 7002). FIBER REINFORCED POLYMERS (FRP) MEMBERS/PROFILES SHALL BE 1500 (NON-FIRE RETARDANT) SERIES BY CREATIVE PULTRUSIONS, INC. ALL MEMBERS ARE FIBER REINFORCED POLYMERS (FRP) UNLESS NOTED OTHERWISE.
- ONE (1) BRIDGE WILL BE SHIPPED TO SITE IN COMPONENT PARTS (I.E. NOT ASSEMBLED). THE HEAVIEST MEMBER SHIPPED IS 131 LBS. THE LONGEST MEMBER SHIPPED IS 50'-0" LONG. ESTIMATED WEIGHT OF BRIDGE IS 4,700 LBS.
- ALL HARDWARE SHALL BE ASTM A307 GRADE A GALVANIZED BOLTS ACCORDING TO ASTM A153 WITH ASTM A563 GRADE A NUTS AND USS GRADE 2 CIRCULAR WASHERS. WHERE SPLICES AND BONDED PLATES ARE UTILIZED AS SHOWN ON THESE PLANS, HARDWARE SHALL BE GALVANIZED ASTM F3125 GRADE A325 BOLTS WITH ASTM A563 GRADE A NUTS AND USS GRADE 2 CIRCULAR WASHERS. ALL BOLTS SHALL BE 3/4"Ø BOLTS, EXCEPT CONNECTIONS OF TOP CHORD SPACERS, OUTRIGGERS, AND HORIZONTAL BRACING USE 1/2"Ø BOLTS. BOLTED CONNECTIONS SHALL NOT BE OVERTIGHTENED. CREATIVE PULTRUSIONS, INC. SHALL PROVIDE ASSEMBLY INSTRUCTIONS.
- SUPERPLANK GR205 FRP DECKING SHALL BE FIELD-SCREWED TO FRP STRINGERS AND BOTTOM CHORD MEMBERS.



02/08/2024

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REVISION NO.	DESCRIPTION	DATE
0	ORIGINAL SUBMITTAL	01/23/2024
1	FINAL DESIGN	02/08/2024



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Alum Bank, Pennsylvania 15521
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CHECKED	JHM	01/23/2024
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MFG		
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TITLE TOWN OF HERNDON, VA - HUNTER CREEK PEDSTRIAN BRIDGE 50'x6'x54" SQUARE ENDS		
SIZE D	TOLERANCE ±1/16"	BRIDGE PROJECT NO.
SCALE N.T.S.	SHEET 1 OF 3	